

LIQUOR COMMISSION
CITY AND COUNTY OF HONOLULU
PACIFIC PARK PLAZA
711 KAPIOLANI BOULEVARD, SUITE 600
HONOLULU, HAWAII 96813

AGENDA – TWENTY-FIFTH MEETING

THURSDAY, JANUARY 13, 2022
4:00 P.M.

PUBLIC PARTICIPATION AND TESTIMONY

Pursuant to the Emergency Proclamation Related to COVID-19 issued by Governor David Ige on November 29, 2021, relating to the COVID-19 pandemic (Proclamation), in order to allow public participation in a manner consistent with social distancing practices the following procedures are in effect for the meeting. *The procedures have been modified to comply with Mayor Blangiardi's Emergency Order No. 2022-01, executed on January 5, 2022. In accordance with concern for public health and safety, in-person testimony in the hearings room has been cancelled until further notice. Please see the instructions below on how to submit oral testimony on any scheduled matter or how to make your appearance on a scheduled matter.*

VIEWING THE MEETING AND RESTRICTIONS ON ENTRY

No members of the public will be allowed into the hearings room, but may listen to the meeting on a live broadcast. The meeting may be heard by internet live streaming through <https://us06web.zoom.us/j/83338663500> by dialing 1-408-638-0968, entering the meeting ID#: 833 3866 3500#; or, the preferred method, via the Liquor Commission website event calendar at <http://www.honolulu.gov/liq/event-calendar/>. You may pre-register to attend this meeting.

To provide the public with the best opportunity to observe the meeting, it is required to "mute" your device's microphone to prevent technological difficulties.

All persons who are required to appear for the meeting must make your appearance by joining the meeting on the Zoom platform as described above. Please be aware that joining the meeting will involve entering the meeting number and completing a registration process so please allow sufficient time for this task. For testifiers or required attendees who are not able to access the Zoom platform, you may attend in person in Suite 600. While in Suite 600, all Social Distancing Requirements set forth in the Proclamation and the Emergency Order must be strictly observed.

Within forty (40) days after the meeting, the minutes will be posted to the Liquor Commission website at <http://www.honolulu.gov/liq/event-calendar/> for viewing. The minutes of prior meetings may also be viewed at said website.

ORAL TESTIMONY

Oral testimony will be permitted on all matters before the Commission subject to the following restrictions:

1. *All oral testimony must be submitted remotely through the Zoom platform.*
2. Each speaker is limited to a three-minute presentation.

WRITTEN TESTIMONY

Written testimony is strongly encouraged and may be submitted to the Administrator of the Commission three (3) working days prior to the date of the meeting as follows: FAX (808) 768-7311 or E-MAIL liquor@honolulu.gov. Written testimony will not be accepted in person at the meeting.

MATERIALS AVAILABLE FOR INSPECTION

Meeting materials ("board packet") will be available for viewing electronically, as soon as practicable, at the Liquor Commission website (<http://www.honolulu.gov/liq/event-calendar/>).

PUBLIC HEARINGS:

- | | |
|---|---|
| 1. Appl. No. 22-23499 from
PJ Honolulu, LLC, dba
Yoshoku Ginza Bairin,
255 Beach Walk, Unit #2 | For a Restaurant General license
(Category No. 2 – Live
Entertainment or Recorded Music
and Dancing) (Prelim. Hrg. 11/18/21) |
| 2. Appl. No. 22-23861 from
Pig and Cow, Inc., dba
Masil Pocha,
1718 Kapiolani Boulevard | For a Restaurant General license
(Category No. 2 – Live
Entertainment or Recorded Music
and Dancing) (Prelim. Hrg. 11/18/21) |

LICENSE APPLICATIONS:

Special License Application:

- | | |
|--|--|
| 3. Appl. No. 22-24170 from
MC Events LLC, dba
Makahiki Challenge,
49-560 Kamehameha
Highway, Kaneohe
(Kualoa Ranch) | For a Special Beer & Wine license
on Saturday, February 5, 2022, from
7:00 a.m. to 5:00 p.m.

(Makahiki Challenge event) |
|--|--|

PRELIMINARY HEARINGS:

- | | |
|--|--|
| 4. Appl. No. 20-21570 from
Ko Tiki LLC, dba Ko Tiki
LLC, 2425 Kuhio Avenue | For a Hotel General license

(Continued from December 23,
2021) |
| 5. Appl. No. 21-23440 from
Cloroshko LLC, dba
Paco's Tacos Cantina
Kapolei, 4850 Kapolei
Parkway, #401/#402,
Kapolei | For a Restaurant General license
(Category No. 1 – Standard Bar)

(Continued from December 23,
2021) |
| 6. Appl. No. 22-23877 from
B Koncepts, LLC, dba
Studio B Social Lounge,
1200 Ala Moana
Boulevard, Space B002224
(Ward Centre) | For a Cabaret General license
(Category No. 1 – Standard Bar) |

ACCEPTANCE OF PLEA AND ADOPTION OF DECISION AND ORDER:

- | | | |
|----|--|--|
| 7. | Maile's Thai at Ward
(LCV 21-0405)
(R1129) | For acceptance of plea and adoption
of Decision and Order |
|----|--|--|

ADOPTION OF DECISION AND ORDER:

- | | | |
|-----|---|------------------------------------|
| 8. | Alohilani Resort
Waikiki Beach
(LCV 19-0232)
(L0009) | For adoption of Decision and Order |
| 9. | Alohilani Resort
Waikiki Beach
(LCV 21-0019)
(L0009) | do. |
| 10. | Alohilani Resort
Waikiki Beach
(LCV 21-0122)
(L0009) | do. |
| 11. | The Chart House
(LCV 21-0261)
(R0339) | do. |
| 12. | The Chart House
(LCV 21-0296)
(R0339) | do. |
| 13. | Encore Baraoke
(LCV 21-0231)
(E1226) | do. |
| 14. | Ewa Mart
(LCV 21-0369)
(D0553) | do. |
| 15. | Nii Superette, Inc.
(LCV 21-0355)
(D0289) | do. |

ADOPTION OF DECISION AND ORDER: (CONT.)

- | | | |
|-----|---|------------------------------------|
| 16. | Remixx Bar & Grill
(LCV 21-0342)
(E1533) | For adoption of Decision and Order |
| 17. | T.A. Station
(LCV 21-0273)
(E1613) | do. |
| 18. | Times Super Market
(LCV 21-0362)
(D0432) | do. |
| 19. | Times Super Market
(LCV 21-0366)
(D0656) | do. |
| 20. | Yuen's Grocery and Liquor
Company, Limited
(LCV 21-0348)
(D0495) | do. |

ADJUDICATION HEARINGS:

- | | | |
|-----|--|---|
| 21. | 7-Eleven Stores
No. 54250
(LCV 21-0346)
(D0859) | Licensee sold, served or furnished
intoxicating liquor to a minor, or
allowed consumption of intoxicating
liquor by a minor, at the licensed
premises (Violation of Section 281-
78(b)(1)(A), HRS) (Date of violation:
On or about September 4, 2021) |
| 22. | 7-Eleven Stores
No. 54131
(LCV 21-0351)
(D0378) | Licensee sold, served or furnished
intoxicating liquor to a minor, or
allowed consumption of intoxicating
liquor by a minor, at the licensed
premises (Violation of Section 281-
78(b)(1)(A), HRS) (Date of violation:
On or about September 7, 2021) |

ADJUDICATION HEARINGS: (CONT.)

23. 7-Eleven Stores
No. 54201
(LCV 21-0354)
(D0512)
- Licensee sold, served or furnished intoxicating liquor to a minor, or allowed consumption of intoxicating liquor by a minor, at the licensed premises (Violation of Section 281-78(b)(1)(A), HRS) (Date of violation: On or about September 11, 2021)
24. Germaine's Luau
(LCV 21-0340)
(R0586)
- Licensee failed to comply with any other laws applicable to the business of Licensee, whether in existence at the time of issue of such license or enacted or amended from time to time thereafter, to wit, Emergency Order No. 2021-09 (COVID-19 [Novel Coronavirus]) (Violation of Section 281-38, HRS) (Date of violation: On or about September 2, 2021)
25. Heavenly Island Life Style
(LCV 21-0270)
(R1080)
- Licensee failed to comply with any other laws applicable to the business of Licensee, whether in existence at the time of issue of such license or enacted or amended from time to time thereafter, to wit, Emergency Order No. 2021-09 (COVID-19 [Novel Coronavirus]) (Violation of Section 281-38, HRS) (Date of violation: On or about August 10, 2021)
- (Continued from October 28, 2021)
26. Legend Seafood
Restaurant
(LCV 19-0210)
(E1114)
- Licensee made physical alterations within its licensed premises without the prior written approval of the Commission (Violation of Rule 3-83-62(a)) (Date of violation: On or about April 30, 2019)
- (Continued from December 16, 2021)

ADJUDICATION HEARINGS: (CONT.)

27. Legend Seafood
Restaurant
(LCV 19-0217)
(E1114)

Licensee, without Commission approval, transferred its business to another entity, either openly or under any undisclosed arrangement, whereby such other person came into possession or control of the business, or took in any partner or associate (Violation of Section 281-41(h), HRS) (Date of violation: On or about February 22, 2019, and/or during the period between February 22, 2019 and March 1, 2019)

(Continued from December 16, 2021)

28. Legend Seafood
Restaurant
(LCV 21-0121)
(E1114)

- (1) Licensee failed to comply with any other laws applicable to the business of Licensee, whether in existence at the time of issue of such license or enacted or amended from time to time thereafter, to wit, Emergency Order No. 2021-01 (COVID-19 [Novel Coronavirus]) (Violation of Section 281-38, HRS) (Date of violation: On or about February 24, 2021)

- (2) Licensee failed to have the street and/or primary entrances to the licensed premises unlocked during the time customers were on the premises (Violation of Rule 3-84-72.2) (Date of violation: On or about February 24, 2021)

(Continued from December 16, 2021)

ADJUDICATION HEARINGS: (CONT.)

29. Paradise Cove Luau
(LCV 21-0341)
(R0065)
- Licensee failed to comply with any other laws applicable to the business of Licensee, whether in existence at the time of issue of such license or enacted or amended from time to time thereafter, to wit, Emergency Order No. 2021-09 (COVID-19 [Novel Coronavirus]) (Violation of Section 281-38, HRS) (Date of violation: On or about September 1, 2021)
30. Charm 3
(nka Pho Vietnam Inc.)
(LCV 21-0141)
(R1160)
- Licensee made physical alterations within its licensed premises without the prior written approval of the Commission (Violation of Rule 3-83-62(a)) (Date of violation: On or about February 16, 2021)
- (Continued from December 9, 2021)
31. Pho Vietnam Inc.
(fka Charm 3)
(LCV 21-0394)
(R1160)
- Licensee failed to file with the Commission a report showing the gross amount of liquor sold by the Licensee during the twelve months beginning July 1, 2020, and ending June 30, 2021 (Violation of Rule 3-81-17.54(c)) (Date of violation: On or before August 2, 2021)
- (Continued from December 9, 2021)
32. Whitmore Mini Mart
(LCV 21-0360)
(D0900)
- Licensee sold, served or furnished intoxicating liquor to a minor, or allowed consumption of intoxicating liquor by a minor, at the licensed premises (Violation of Section 281-78(b)(1)(A), HRS) (Date of violation: On or about September 11, 2021)

ADJUDICATION HEARINGS: (CONT.)

33. J Dolan's
(LCV 21-0183)
(R0879)

Licensee failed to comply with any other laws applicable to the business of Licensee, whether in existence at the time of issue of such license or enacted or amended from time to time thereafter, to wit, Emergency Order No. 2021-04 (COVID-19 [Novel Coronavirus]) (Violation of Section 281-38, HRS) (Date of violation: On or about April 23, 2021)

(Continued from December 9, 2021)

[History: 8/5/21, 9/23/21, 12/9/21]

OTHER BUSINESS:

34. Liquor Commission

Liquor Control Administrator
Evaluation for 2020

35. Liquor Commission

Executive Session pursuant to HRS §92-5(a)(2) to consider the hire, evaluation, dismissal, or discipline of an officer or employee, where consideration of matters affecting privacy will be involved, and pertaining to the Liquor Control Administrator Evaluation for 2020

36. Liquor Administrator

Administrative matters – Weekly report to the Commission, 90-day event schedule and work plan coordination

If you require special assistance, auxiliary aid and/or service to participate in this meeting (i.e., sign language interpreter; interpreter for language other than English, or wheelchair accessibility), please email your detailed request to liquor@honolulu.gov, at least five (5) business days prior to the meeting.

LICENSING INVESTIGATIVE REPORT

DATE: November 2, 2021

SUBJECT: New Liquor License Application No. 22-23499 from PJ Honolulu, LLC dba Yoshoku Ginza Bairin for a Restaurant General (Category 2: Music/Dancing) license, at the former location of Waena Pali Inc. dba Shingen, Restaurant General (Category 2: Music/Dancing) license located at 255 Beach Walk, Unit #2, Honolulu

NOTIFICATION OF AUTHORIZED AGENT:

In form LIQ-LIC-106, Notification of Authorized Agent, dated March 12, 2021 and received by the commission July 6, 2021, PJ Honolulu, LLC, authorizes Robert Ueoka to represent them in all liquor related matters.

COMPANY STRUCTURE:

PJ Honolulu, LLC: was organized under the laws of the State of Hawaii on June 20, 2006, as a manager-managed limited liability company.

The Managers / Members are:

		<u>Percent</u>
Inoue, Naoko	Manager	0%
Okajima, Yosuke	Manager	0%
Takahashi, Seiki	Manager/ CEO	0%
PJ Partners USA, Inc.	Member	100%
	Total	100%

PJ Partners USA, Inc.: was incorporated under the laws of the State of Nevada on December 22, 2005.

The Sole Officer, Director, and Shareholder is:

		<u>Percent</u>
<u>Takahashi, Seiki</u>	P/D/SH	100%
	Total	100%

For further details of Seiki Takahashi, see **Exhibits B** for biographical information. CJIS Computer System checks are negative for felony convictions. FBI checks are pending.

INVESTIGATION:

According to Commission Records, as of October 21, 2021, PJ Honolulu, LLC dba Tonkatsu Ginza Bairin, Managers and Members are:

		<u>Percent</u>
Inoue, Naoko	Manager	0%
Okajima, Yosuke	Manager	0%
PJ Partners USA, Inc.	Member	100%
Total		100%

However, upon receipt of new liquor license application No. # 22-23499, Seiki Takahashi is listed as a Manager and CEO of the applicant on form LIQ-LIC-104, "Add, Remove or Change Members/Managers/Partners for LLC." Seiki Takahashi is not listed as a Manager or Officer of PJ Honolulu, LLC with the Commission.

Upon a request for the company appointment information regarding Seiki Takahashi, an email correspondence from the applicant's Authorized Representative Robert Ueoka, was received October 12, 2021. According to Ueoka there are no appointment documentation or company minutes that appoints Seiki Takahashi as a Manager or CEO of the company, however the Department of Commerce and Consumer Affairs identifies Seiki Takahashi's appointment as of April 1, 2020.

See **Exhibits A** for further details.

FINGERPRINTS:

Seiki Takahashi will schedule fingerprinting at "Fieldprint Fingerprinting Services" for on a later date. Results are pending.

FINANCIAL STATEMENT OF PJ HONOLULU, LLC AS OF FEBRUARY 28, 2021:

Applicant submitted a Financial Statement to the Commission and certified by the applicant to be substantially correct as of February 28, 2021.

STAND-ALONE TEMPORARY APPLICATION FILED:

The applicant filed for a Stand-Alone Temporary Liquor License, Application 22-23497 on July 7, 2021.

COST AND FINANCING:

The applicant has stated that the business is turn-key and no renovations are required and the start-up costs are minimal.

BACKGROUND:

The applicant is applying for a liquor license at the former location of Waena Pali Inc. dba Shingen, Restaurant General (Category 2: Music/Dancing) license # R0802, which had been in effect from January 6, 2007 and was canceled voluntarily on December 29, 2020.

TRADE NAME:

The applicant has filed a State of Hawaii Department of Commerce and Consumer Affairs Certificate of Registration of Trade Name. The name "Yoshoku Ginza Bairin" is registered to the applicant December 17, 2020 to December 16, 2025.

DESCRIPTION OF THE PROPOSED LICENSED PREMISES:

Location: The proposed premises is located at the former location of Waena Pali Inc. dba Shingen, located at 255 Beach Walk, Unit #2, Honolulu.

- Approximately 1,692 total square footage (36 square feet X 47 square feet)
- Designated Kitchen 286 total square footage (22 square feet X 13 square feet)
- Storage Room 30 total square footage (5 square feet X 6 square feet)
- Restrooms located inside the premises
- No Dancing
- No Live Entertainment

See **Exhibit C** for floor plan.

Parking: Parking stalls available in public parking lots or street parking.

CHURCH, SCHOOL, OR PUBLIC PLAYGROUND WITHIN 500 FEET:

None

SAME CLASS OF LICENSE WITHIN 500 FEET:

Urasenke International, Inc.
dba Wasabi Bistro (R0057)
250 Beachwalk, Honolulu
Approximately 75 ft from the proposed premises

PJ Honolulu, LLC
dba Tonkatsu Ginza Bairin, (R0832)
255 Beachwalk, Unit #1, Honolulu
Approximately 10 ft from the proposed premises

SAME CLASS OF LICENSE WITHIN 500 FEET-CONTINUED:

Arancino LLC
dba Arancino (R0332)
255 Beachwalk, Unit #4, Honolulu
Approximately 80 ft from the proposed premises

Chibo International Corp.
dba Okonomiyaki Chibo Restaurant (R0196)
280 Beachwalk, Honolulu
Approximately 250 ft from the proposed premises

Bills Waikiki LLC
dba Upstairs (R1068)
280 Beachwalk, Honolulu
Approximately 285 ft from the proposed premises

Hard Rock Café International (STP), Inc.
dba Hard Rock Cafe (R0933)
280 Beachwalk, Honolulu
Approximately 385 ft from the proposed premises

Tommy Bahama R&R Holdings, Inc.
dba Tommy Bahama (R1125)
298 Beachwalk, Suite 101, Honolulu
Approximately 410 ft from the proposed premises

Yard House Waikiki, LLC
dba Yard House (R0806)
226 Lewers Street, #L-148, Honolulu
Approximately 300 ft from the proposed premises

Mymulgogi, Inc.
dba Poke Bar Dice & Mix (R1276)
226 Lewers Street, #L-106, Honolulu
Approximately 130 ft from the proposed premises

RCSH Operations, Inc.
dba Ruth's Chris Steak House (R0811)
226 Lewers Street, Suite L233, Honolulu
Approximately 300 ft from the proposed premises

Giovanni Pastrami Waikiki LLC
dba Giovanni Pastrami Waikiki LLC (R1427)
226 Lewers Street, #R-118/133, Honolulu
Approximately 380 ft from the proposed premises

CURRENT NUMBER OF SAME CLASS ISSUED WITHIN THE CITY AND COUNTY OF HONOLULU:

As of November 2, 2021, there is 532 Restaurant licenses issued within the City and County of Honolulu, of which 493 are of the General Kind.

OTHER MATTERS PERTAINING TO THE APPLICATION WHICH MAY AFFECT ISSUANCE OF THE LICENSE:

Kind of business:

- Restaurant – Sit-Down Full service fine Japanese/ Local Cuisine Restaurant
- Estimated 40 employees / 5 registered Managers
- Hours of Operation: 6:00am to 12:00am – Daily

Sublease: According to Robert Ueoka and confirmed through the Department of Planning and Permitting, the Fee Owner of the property is Beachwalk Investment, Inc. (Lessor) and leases the property to Wave, Inc., who acts as Manager and Lessee of the property. In the document titled “Sublease,” dated October 1, 2020, Wave, Inc. (Lessee) and PJ Honolulu, LLC (Lessor) term of the lease will be from August 1, 2021 until March 31, 2026.

Landlord Consent: According to a letter submitted by Wave, Inc. (Landlord) dated June 11, 2021, allows the applicant to sell and serve liquor on the premises.

Business Plan: The applicant has submitted a business plan in connection to this application.

See **Exhibit D** for business plan.

NOISE IMPACT EVALUATION:

A Noise Impact Evaluation was conducted on October 12, 2021. The potential of the premises to adequately contain noise is rated as Fair.

See **Exhibit E** for further details.

OTHER LIQUOR LICENSED INTERESTS:

PJ Honolulu, LLC dba Tonkatsu Ginza Bairin, (R0832)
Restaurant General (Category 2: Music/Dancing)
255 Beach Walk, Unit #1, Honolulu
08/09/2007 to current

HISTORY OF VIOLATION FOR OTHER LIQUOR LICENSED INTEREST DURING
THE PERIOD OWNER OR OPERATED BY THE PRINCIPALS:

03/06/21	281-91	Revocation/ Suspension of license	Not Adjudicated
03/06/21	281-78(b)(2)	Prohibitions	Not Adjudicated
03/12/20	281-31(t)	Licenses, Classes	Not Adjudicated
04/30/19	281-41(e)	Change in Manager	Not Adjudicated
12/29/14	281-41(e)	Change in Manager	Fined

See **Exhibit F** for further details.

ZONING CLEARANCE:

A Department of Planning and Permitting zoning clearance dated March 2, 2021, has been submitted. Use is permitted.

HAWAII REVISED STATUTES SECTION 281-56(a) (9) STATEMENT:


As of November 2, 2021, there are no known potential adverse effects on the surrounding community specific to the premises. All potential adverse effects reported to staff before the Public Hearing will be forwarded to the Commission for its consideration.

NEIGHBORHOOD BOARD NOTIFICATION:


The applicant shall directly notify the chair of the neighborhood board in which the applicant's place of business is located, in writing and delivered by certified mail, return receipt requested. The return receipt from the certified mailing shall be submitted to the Liquor Commission before a liquor license is issued.

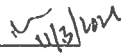
OPINION:

In my opinion, the applicant has complied with the minimum requirements of filing this application.


Matthew Foster
Licensing Investigator

Reviewed by:


Daniel Sato
Supervising Investigator


ah

LICENSE R0832

LICENSE, LICENSEE, OFFICER DATA

EXHIBIT A

TYPE: RESTAURANT
KIND: GENERAL
CAT: DANCING
STATUS: ACTIVE

EFF DATE: 08/09/2007
START DATE: 07/01/2021
EXPIRE DATE: 06/30/2022
ZONE:
LICENSE: R0832
OLD LICNUM:
AMOUNT: 1,980.00
DURATION: 12

NAME: TONKATSU GINZA BAIRIN

ADDRESS: 255 BEACHWALK, UNIT 1
CITY: HONOLULU
PHONE: 926-8082
STATE: HI
ZIPCODE: 96815

LICENSEE NAME: PJ HONOLULU, LLC

ADDRESS: 255 BEACHWALK, UNIT #1
CITY: HONOLULU

STATE: HI
ZIPCODE: 96815

OFFICER NAME:

INOUE, NAOKO	<u>TITLE:</u>	<u>HIRE DATE:</u>	<u>ID:</u>	<u>STOCK:</u>
	MGR	03/18/2021		0
OKAJIMA, YOSUKE	MGR	03/18/2021		0
PJ PARTNERS USA, INC.	MBR	08/09/2007		100

COMMENTS: REFER TO APP. #1655

ALT 349-7100/ M_IDE@PJ-PARTNERS.COM/ FAX 1-866-611-4750
MIO CHOI (OFFICE MGR) 256-6423 M_CHOI@PJ_PARTNERS.COM IS AUTH AGENT PER HLC DOC 4/17/15

LIQUOR COMMISSION
CITY AND COUNTY OF HONOLULU
 711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249
 PHONE (808) 768-7300 • EMAIL HLC@honolulu.gov
 INTERNET ADDRESS: www.honolulu.gov/liq

RECEIVED
 LIQUOR COMMISSION
 C&C OF HONOLULU

**ADD, REMOVE OR CHANGE MEMBERS/MANAGERS/PARTNERS
 FOR LLC, PARTNERSHIP OR UNINCORPORATED ASSOCIATION**

HRS 281-41, Rules 3-82-41.2, 3-83-53.1

Effective Date of Application/Change: 07/15/2021 License # (if existing): N/A

Licensee Name: PJ HONOLULU, LLC

Trade Name / DBA: Yoshoku Ginza Bairin

Class: Restaurant (Dispenser, Retail, etc.) Kind: General (General, Beer, etc.)

Premises Address: 255 Beach Walk, Unit #2
Honolulu, Hawaii 96815

Bus. #: (808) 537-3500 Mobile #: (808) 384-6373 Email: robert@bishopstreetlaw.com

Changes to Members/Managers/Partners as follows (attach additional sheets if necessary):

**Please provide a notarized Personal History & Affidavit (Form# LIQ-LIC-129),
 completed Request for Criminal History Record Clearance (Form# LIQ-LIC-132),
 & copies of supporting documents to confirm the appointment of the Member/Manager/Partner & position.
 (Personal History and Criminal History Record does not apply to Transient Vessel Applications.)**

<input checked="" type="checkbox"/> Add	<input type="checkbox"/> Remove	Name	Title	# of Shares	% of Ownership
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Naoko Inoue	Manager	0	0%
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Yosuke Okajima	Manager	0	0%
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Seiki Takahashi	Manager and CEO	0	0%
<input checked="" type="checkbox"/>	<input type="checkbox"/>	PJ Partners USA, Inc.	Member	N/A	100%

RAU I certify that all Members/Managers/Partners listed above are at least 21 years of age.
 INITIAL

Change to existing Officers/Directors:

Name	Change From	Change To
N/A	N/A	N/A

Robert A. Ueoka

SIGNATURE Licensee (Owner) / Authorized Agent

07/15/2021

DATE

Robert Arthur Ueoka / Authorized Agent

PRINT Licensee (Owner) / Authorized Agent

Note: If submission by Authorized Agent, please submit a Letter of Authorization or
 Notification of Authorized Agent (form# LIQ-LIC-106) signed by the Licensee/Owner.

Notary Initial
 (If applying for New License or Transfer of License)

For HLC Office Use Only

LCIS ENTRY DATE: _____ HLC STAFF INITIAL: _____

Foster, Matthew

From: Robert Ueoka <robert@bishopstreetlaw.com>
Sent: Tuesday, October 12, 2021 8:25 AM
To: Foster, Matthew
Cc: Sato, Daniel T
Subject: RE: PJ Honolulu, LLC
Attachments: DCCA Information.pdf

CAUTION: Email received from an EXTERNAL sender. Please confirm the content is safe prior to opening attachments or links.

Matthew:

Thank you for your help with the PJ Honolulu, LLC (1) Stand-Alone Temporary Liquor License Application and (2) Restaurant Liquor License Application.

Based on your email request on August 26, 2021 for additional information, please see the responses below:

Request: " Can you provide the Officers, Directors and Shareholders of PJ Partners USA, Inc. please."

*****Response*****: PJ Partners USA, Inc. is the 100% owner of the Applicant PJ Honolulu, LLC. The Officers and Directors of PJ Partners USA, Inc. is Seiki Takahashi who is the President and Director of PJ Partners USA, Inc.

Request: "Also, can you provide the meeting minutes when Seiki Takahashi was appointed as Manager and CEO of PJ Honolulu, LLC."

*****Response*****: There are no meeting minutes regarding the appointment of Seiki Takahashi as the Manager and CEO of PJ Honolulu, LLC. According to the attached information on file with the State of Hawaii Department of Commerce and Consumer Affairs, Seiki Takahashi is listed as a Manager as of April 1, 2020.

Please let me know if any additional materials are needed for the scheduling of the Hearing on the Stand-Alone Temporary Liquor License Application.

Your kind assistance with this matter is appreciated and if you should have any questions or concerns, please do not hesitate to contact me.

Very truly yours,
Robert

Robert A. Ueoka, Esq.
Bishop Street Law Group
1000 Bishop Street, Suite 503
Honolulu, Hawaii 96813
Telephone: (808) 384-6373 or (808) 537-3500
Facsimile: (808) 537-3511
Email: robert@bishopstreetlaw.com or robert@rueokalaw.com
Website: www.bishopstreetlaw.com

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email in error, please contact the sender by replying to this email or by telephone at (808) 537-3500 and delete this email and any attachments from all computers without reading or saving the same in any manner whatsoever. Thank you for your assistance.

-----Original Message-----

From: Robert Ueoka <robert@bishopstreetlaw.com>
Sent: Friday, August 27, 2021 8:30 PM
To: Foster, Matthew <mfoster@honolulu.gov>
Cc: Sato, Daniel T <dsato@honolulu.gov>
Subject: RE: PJ Honolulu, LLC

Matthew, thank you for your email.

I will provide you with the requested information accordingly.

Kindest regards,
Robert

Robert A. Ueoka, Esq.
Bishop Street Law Group
1000 Bishop Street, Suite 503
Honolulu, Hawaii 96813
Telephone: (808) 384-6373 or (808) 537-3500
Facsimile: (808) 537-3511
Email: <mailto:robert@bishopstreetlaw.com> or <mailto:robert@rueokalaw.com>
Website: <http://www.bishopstreetlaw.com/>

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From: Foster, Matthew <mfoster@honolulu.gov>
Sent: Thursday, August 26, 2021 1:57 PM
To: Robert Ueoka <robert@bishopstreetlaw.com>
Cc: Sato, Daniel T <dsato@honolulu.gov>
Subject: PJ Honolulu, LLC

Robert,

Can you provide the Officers, Directors and Shareholders of PJ Partners USA, Inc. please.

Also, can you provide the meeting minutes when Seiki Takahashi was appointed as Manager and CEO of PJ Honolulu, LLC. Thank you.

Mahalo,

Matthew Foster

LIQUOR COMMISSION
CITY AND COUNTY OF HONOLULU
711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249
PHONE (808) 768-7300 • EMAIL HLC@honolulu.gov
INTERNET ADDRESS: www.honolulu.gov/liq

2021 JUL 15 P 2:52

PERSONAL HISTORY AND AFFIDAVIT

Rule 3-83-53.1

NAME Takahashi Seiki SOCIAL SECURITY NO. _____
(Last, First Middle Maiden)

RESIDENTIAL ADDRESS _____ APT. NO. 4

CITY _____ STATE _____ ZIP CODE 98

BUS. PH (____) _____ MOBILE PH (____) _____ EMAIL _____

PLACE OF BIRTH _____ DATE OF BIRTH (____) _____ AGE _____ MARITAL STATUS _____
(City, State) (MM / DD / YYYY)

NO. OF YEARS COMPLETED IN HIGH SCHOOL 3 YEAR COMPLETED 1981

NAME OF HIGH SCHOOL Tohoku High School, Tokyo, Japan
(include City and State)

NO. OF YEARS COMPLETED IN COLLEGE 5 YEAR COMPLETED 1986

NAME OF COLLEGE Washington University, St. Louis, MO, USA
(include City and State)

OTHER EDUCATION / YEAR(S) ATTENDED _____

CITIZENSHIP* _____ DATE ARRIVED IN HAWAII (if applicable) _____
*If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.

EMPLOYMENT RECORD (from the time school was completed to present; also indicate any periods of unemployment):

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
8/1986	2/1992	Fixed Income Sales	Morgan Stanley Japan	Tokyo
4/1992	3/1995	Chief Investment Officer	Cornes & Co, Ltd.	Hong Kong
4/1995	12/1999	Director	Income Partners Asset Management Ltd.	Hong Kong Tokyo
12/1999 ~		CEO	PJ Partners Inc.	Tokyo / Singapore

(If additional space is needed, please attach a separate sheet)

NOTARY INITIAL: _____

List your experience in the liquor industry: Over 20 years as CEO of
PJ Partners Inc, well established F&B company
in Japan, UAS, and Singapore.
 (USA)

RECEIVED
 HONOLULU COMMISSION
 C&C OF HONOLULU
 2021 JUL 15 PM 2:56

Will you devote time to manage the subject business? ☒ YES ☐ NO

If answer is "YES", will it be ☒ FULL TIME, or ☐ PART-TIME?

I, Seiki Takahashi, of _____
 (Print Applicant's Full Name) (Residential Address, City, State, Zip Code)

being first duly sworn, deposes, and says, that the above information is true and correct and that I
 (☐ have or ☒ have not) been convicted of any felony charge.

Signature



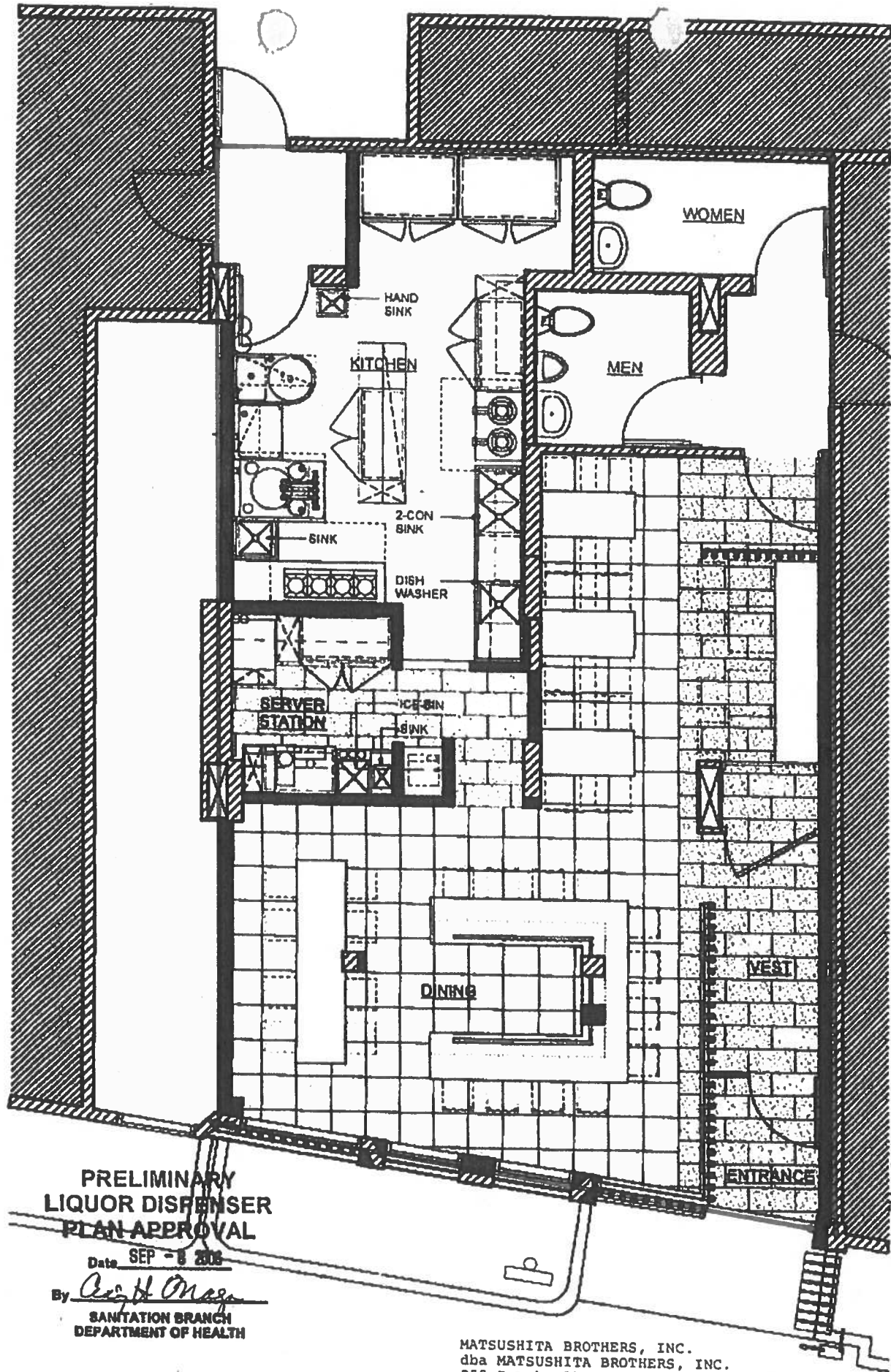
FOR NOTARY USE ONLY

STATE OF HAWAII
 City and County of Honolulu } SS.

On this 17th day of June, in the year of 2021, personally appeared
Seiki Takahashi

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

<p>Signature of applicant(s) before Notary</p> <p>Subscribed and sworn to before me this:</p> <p><u>17th</u> day of <u>June</u>, 20 <u>21</u></p> <p>Signature of Notary</p> <p>Print Name: <u>Cheryl Castro</u></p> <p>Notary Public, State of Hawaii</p> <p>My commission expires <u>12/14/2022</u></p> <p>(Place Notary Stamp or Seal here)</p> <p>CHERYL CASTRO PUBLIC No. 14-423 STATE OF HAWAII</p>	<p>UNDATED AT THE TIME OF NOTARY</p> <p>NOTARY CERTIFICATION</p> <p>Date of Doc: _____ # of Pages: <u>2</u></p> <p>Notary Name: <u>Cheryl Castro</u> <u>1st</u> Circuit</p> <p>Doc. Description: <u>Personal History And Affidavit</u></p> <p>6/17/21</p> <p>Notary Signature</p> <p>(Place Notary Stamp or Seal here)</p> <p>CHERYL CASTRO NOTARY PUBLIC No. 14-423 STATE OF HAWAII</p>
--	---



**PRELIMINARY
LIQUOR DISPENSER
PLAN APPROVAL**

Date **SEP - 8 2008**

By *A. H. O'neal*

**SANTATION BRANCH
DEPARTMENT OF HEALTH**

Matsushita Brothers, Inc. dba

MATSUGEN

255 Beach Walk Avenue Unit #2, Honolulu, HI 96815

Floor Plan

40 seats

July 25 2008 Scale 1/4" = 1'-0"

TMC 2-6-3-14

MATSUSHITA BROTHERS, INC.
dba **MATSUSHITA BROTHERS, INC.**
255 Beachwalk, Unit #2
Honolulu, Hawaii 96815
(TMK 2-6-3-14)

Peter Vincent & Associates LLC

1021 Smith Street, Park City, UT 84050

482 482

111-0-12

RECEIVED
HONOLULU
JUL 25 2008
SANTATION BRANCH
DEPARTMENT OF HEALTH

EXHIBIT C

BUSINESS PLAN

PJ HONOLULU, LLC

dba Yoshoku Ginza Bairin

2021 JUL -6 PM 12:38

255 Beach Walk, Unit #2, Honolulu, Hawaii 96815

Application for Restaurant General Liquor License
(Pursuant to Rules of the Commission, Rule §3-83-53.1
and the Mayor's Emergency Order No. 2021-08)

The following Business Plan is being submitted pursuant to Rules of the Commission, Rule §3-83-53.1 and as provided in the Mayor's Emergency Order No. 2021-08 as evidence that the business operations of PJ HONOLULU, LLC dba Yoshoku Ginza Bairin has the ability to meet the 30% or more gross revenue from the sale of food.

Name of the Business:

- Yoshoku Ginza Bairin

Type of Business:

- Restaurant serving fine Japanese and local cuisine with beverage operations including beer, wine and distilled spirits.
- Enclosed is a Menu for Yoshoku Ginza Bairin with food items including Hamburger Steak, Japanese Local Style Spaghetti, Beef Katsu, Wauyu Beef Stew and Fried Curry Rice.

Location of Business:

- 255 Beach Walk, Unit #2, Honolulu, Hawaii 96815

Ability to Meet 30% Food Requirement:

- **Yoshoku Ginza Bairin will more than satisfy the 30% of gross revenue from the sale of food requirement.**
- Yoshoku Ginza Bairin contains Suitable Kitchen Facilities for the preparation of meals.
- Yoshoku Ginza Bairin normal business operation hours are from 6:00 a.m. to 12:00 a.m. (midnight) seven (7) days per week and Yoshoku Ginza Bairin will close at a time in accordance with the Mayor's Emergency Orders.

- The Suitable Kitchen Facilities will remain open at all times Yoshoku Ginza Bairin is open.
- Food will be prepared and served from the Suitable Kitchen Facilities at all times Yoshoku Ginza Bairin is open.
- Yoshoku Ginza Bairin will provide in-service dining and take-out meals.
- Yoshoku Ginza Bairin will comply with applicable social distancing and safety procedures as provided in the Mayor's Emergency Order as applicable.

Number of Employees:


- Estimated forty (40) employees total including five (5) Managers with Liquor Commission Blue Cards for food and beverage operations.

Marketing Plan:

- The Yoshoku Ginza Bairin primary customers are anticipated to be visitors/tourists, local customers and other customers.

DATED: July 2, 2021, Honolulu, Hawaii.

PJ HONOLULU, LLC



ROBERT ARTHUR UEOKA
Authorized Agent

RECEIVED
HAWAIIAN COMMISSION
CITY OF HONOLULU
2021 JUL -6 PM 12:38

Grand Menu



洋食銀座梅座



Recommended



やわらか和牛

ほほ肉のビーフシチュー

"Molty" Wagyu Beef Stew

26.00

とろけるような牛肉と梅林オリジナルのスープをお楽しみください。シチューはスープがメインなので、そのまま口にしても、またパン・ライスのおかずにも合うようにしています。

The most part of this stew is soup, but there are lots of beef melted inside, along side with the Bairin original soup. Matches well with both rice and bread.



洋食銀座梅林オリジナル

ハンバーグステーキ

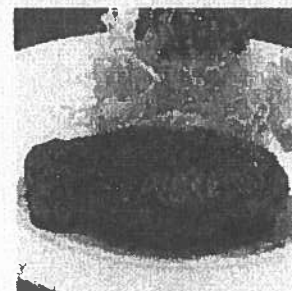
22.00

Bairin Original Hamburg Steak Plate

Toppings	
Egg	2.50
Cheese	2.50
Fried Shrimp 1pc	5.00

ソースにこだわっている一品です。梅林オリジナルのソースをたっぷりかけています。原産は煮込みハンバーグという、ソースの中にハンバーグを入れることから始まっています。牛肉と豚肉を合わせることでよりジューシーに仕上がっています。

We are very committed to our sauce for the hamburger steak. We use a lot of Bairin original sauce as if we're going to stew with it. This menu originally comes from the "Stewed Hamburger" which is made by putting the hamburger inside the sauce. Our meat is a combination of beef, and pork which makes it very juicy in the inside.



粗挽き黒豚の

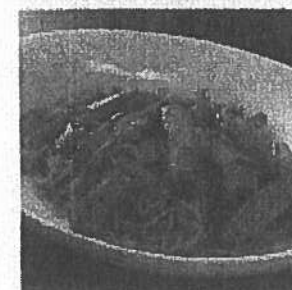
厚切り黒豚ステーキ

26.00

Roasted Black Pepper Thick Cut Kurobuta Steak

とんかつ銀座梅林でも使用している純度100%のバークシャー黒豚を使用しております。表面をカリッと焼き上げ、中は黒豚特有のジューシーな柔らかさ。高品質の脂身とにんにく醤油ソースの相性が抜群の一品です。

It is also used in the "Tonkatsu Ginza Bairin" We use 100% pure Berkshire black pork. The surface is crispy and the inside is juicy and soft, which is peculiar to black pork. High quality fat and garlic soy sauce go great together.



昔ながらのスパゲッティナポリタン

12.00

Japanese Local Style Spaghetti Napolitan

「ザ・洋食」ケチャップベースのシンプルだからこそつい食べちゃう一品。子供から大人までみんなが大好きな味。みんなでシェアするのもよし。たくさんトッピングして自分だけのナポリタンを創りあげるのもよし。洋食の楽しさはここから始まっています。

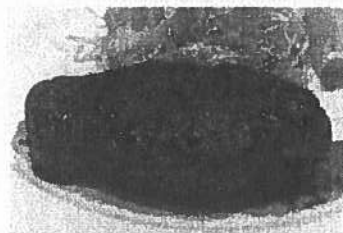
The Yoshoku. A simple taste based on ketchup. That's why it's a dish that you just eat. A taste that everyone from children to adults loves. You can share it with everyone. You can also add a lot of toppings to create your own Napolitan. The fun of Western cuisine begins with this dish.

* Build Own Your Napolitan is Pasta page

Steak - ステーキ -

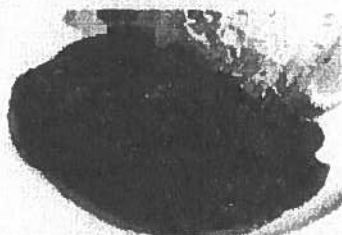


洋食銀座梅林オリジナルハンバーグステーキ
Bairin Original Hamburger Steak Plate 22.00



粗挽き胡椒の厚切り黒豚ステーキ
Thick Cut Kurobuta Steak
w/Roasted Black Pepper

26.00



粗挽き胡椒の鶏もも肉チキンステーキ
Original Black Pepper Harmony Steak -Chicken-
18.00



にんにくソースのサーモンステーキ
Original Black Pepper Harmony Steak -Salmon- 20.00

Toppings



目玉焼き
Egg 2.50



チーズ
Cheese 2.50



エビフライ 1本
Fried Shrimp 1pc 5.00

Side

ライス Rice	3.00	スープ Soup	3.00
ガーリックトースト Garlic Bread	5.00	ミニサラダ Mini Salad	2.00
パン Bread	3.00		

Set Rice or Bread, Soup and Salad All You Can Eat

A Set

3.00

ライス、スープ、サラダ
Rice, Soup, Salad

B Set

3.00

パン、スープ、サラダ
Bread, Soup, Salad

C Set

2.00

スープ、サラダ
Soup, Salad



ふわとろオムライス(デミソース)

19.00

Light and Fluffy "Omurice" (Demi Sauce)

ワイマナロ地区で生産された生でも食べられる新鮮な TKG エッグをふんだんに使用した一品です。とろとろの卵とデミグラスソースのハーモニーは一度食べたら病みつき。チキンピラフとの贅沢な味わいをお楽しみください。

This dish is made with plenty of fresh TKG eggs produced in the Waimanalo area that can be eaten raw. The harmony of thick eggs and demiglace sauce is addictive once you eat it. Enjoy the luxurious taste with chicken pilaf.

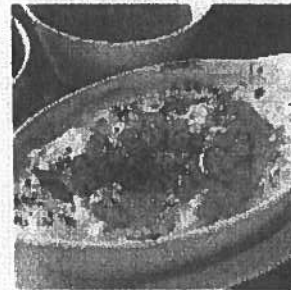


洋食の定番伝統のオムライス(トマトソース) 17.00

Traditional "Omurice" (Tomato Sauce)

プレーンのオムレツの中にケチャップのライスを入れました。日本の洋食の代表とも言える料理です。お米の文化の日本においてケチャップをからめるチキンライスはお子様から年配まで幅広い層に好まれています。

One of the dish that represents "Yoshoku". Made with plain omelet with rice mixed with ketchup, and chicken inside. This rice inside is called "Chicken rice" and it's loved from people all age from kids to seniors.



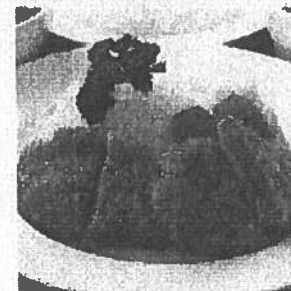
シーフードマカロニゲラタン

19.00

Seafood Macaroni Gratin

手作りのベシヤメルホワイトソースにバターでソナーしたシーフードをたっぷりとし、オーブンで焼き上げた一品です。海鮮の濃厚な香りと共にお楽しみ下さい。

It is a dish that is baked in an oven with plenty of seafood coated with butter in handmade bechamel white sauce. Please enjoy the rich scent of seafood.



洋食屋のビーフフィレカツ

28.00

Beef Katsu filet Plate

「洋食店の看板メニューの1つ」牛フィレの柔らかさとあえて薄めに付けるパン粉の食感の組み合わせが癖になる一品です。ステーキを食べるようにとんかつ宛様の洋食ならではのカツをご堪能ください。

Very popular signature food of Yoshoku Restaurant. Beef fillet cutlet never betray your taste like a fillet mignon steak. Juicy and soft and outside is crispy with bread crumbs.

Side

ライス Rice	3.00	スープ Soup	3.00
ガーリックトースト Garlic Bread	5.00	ミニサラダ Mini Salad	2.00
パン Bread	3.00		

Set Rice or Bread, Soup and Salad All You Can Eat

A Set
3.00

ライス、スープ、サラダ
Rice, Soup, Salad

B Set
3.00

パン、スープ、サラダ
Bread, Soup, Salad

C Set
2.00

スープ、サラダ
Soup, Salad

Stew - シチュー -



やわらか和牛ほほ肉のビーフシチュー
"Malty" Wagyu Beef Stew 26.00



シーフードホワイトシチュー
Seafood White Stew 22.00

Fried & Others - フライ・その他 -



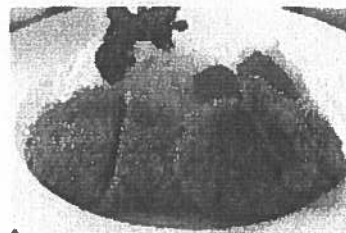
ロールキャベツ
Rolled Cabbage Plate 16.00



洋食屋のサーモンフライ
Fried Salmon Fry Plate 18.00



洋食屋のエビフライ
Fried Shrimp Plate 22.00



洋食屋のビーフフィレカツ
Beef Fillet Katsu Plate 28.00

Side

ライス Rice	3.00	スープ Soup	3.00
ガーリックトースト Garlic Bread	5.00	ミニサラダ Mini Salad	2.00
パン Bread	3.00		

Set Rice or Bread, Soup and Salad All You Can Eat

A Set

3.00

ライス、スープ、サラダ
Rice, Soup, Salad

B Set

3.00

パン、スープ、サラダ
Bread, Soup, Salad

C Set

2.00

スープ、サラダ
Soup, Salad

Rice - ご飯 -



ふわトロオムライス (デミソース)
Light and Fluffy "Omurice" (Demi Sauce) 19.00



洋食の定番伝統のオムライス (トマトソース)
Traditional "Omurice" (Tomato Sauce) 17.00



洋食御林ビーフカレーライス
Yoshoku Bairin Original beef Curry Rice 20.00



ハヤシライス
Original "Hayashi Rice" 20.00



ドライカレー
Fried Curry Rice 12.00



チキンドリア
Chicken Dorio 18.00

Side

ライス Rice	3.00	スープ Soup	3.00
ガーリックトースト Garlic Bread	5.00	ミニサラダ Mini Salad	2.00
パン Bread	3.00		

Set Rice or Bread, Soup and Salad All You Can Eat

A Set
3.00

ライス、スープ、サラダ
Rice, Soup, Salad

B Set
3.00

パン、スープ、サラダ
Bread, Soup, Salad

C Set
2.00

スープ、サラダ
Soup, Salad

Pasta - パスタ -



シーフードマカロニグラタン
Seafood Macaroni Gratin 19.00



洋食館座梅林オリジナルスパゲッタイミートソース
Bairin Original Meat Sauce Spaghetti 17.00



昔ながらのスパゲッタイナポリタン
Japanese Local Style Spaghetti Napolitan 12.00

Build Own Your Napolitan Toppings

目玉焼き Egg	2.50	カニクリームコロッケ Crab Cream Croquette	3.00
チーズ Cheese	2.50	フライドチキン Fried Chicken	3.00
ジャーマンポテト German Potato	2.50	エビフライ1串 Fried Shrimp 1pc	5.00
		ミニハンバーグ Mini Hamburger Steak	5.00

全部のせ All Toppings 20.00

Appetizer - 前菜 -

グリーンサラダ
Green Salad 7.50

タロイモのポタージュスープ
Taro Potage Soup 6.50

ハムとチーズの盛り合わせ
Ham & Cheese Plate 6.00

ホタテのバター醤油焼き (3pc)
Grilled Scallops w/Butter (3pc) 9.00

フライドチキン
Fried Chicken 7.50

トマトカニクリームコロッケ (3pc)
Crab Cream Croquette (Tomato Based) (3pc) 9.50

Side

ライス Rice	3.00	スープ Soup	3.00
ガーリックトースト Garlic Bread	5.00	ミニサラダ Mini Salad	2.00
パン Bread	3.00		

Set Rice or Bread, Soup and Salad All You Can Eat

A Set
3.00

ライス、スープ、サラダ
Rice, Soup, Salad

B Set
3.00

パン、スープ、サラダ
Bread, Soup, Salad

C Set
2.00

スープ、サラダ
Soup, Salad

Alcohol

Beer

Sapporo Draft	6.50
HONOLULU BEERWORKS SEASONAL EL GUAPO BEER	6.50
HONOLULU BEERWORKS HOP ISLAND AMERICAN IPA	7.00

Spirits

OLD FORESTER STRAIGHT BOURBON WHISKEY (Lock/Soda)	9.50
---	------

Wine

Sparkling



CHARLES DE FERRE JEAN LOUIS FRANCE
BRUT BLANC DE BLANCS

refreshing French bubbly with a clean and refreshing finish.

	
Glass	Bottle
9.00	35.00

Wine

White (Glass/BTL)

Glass Bottle



**BABICH BLACK LABEL MARLBOROUGH
SAUVIGNON BLANC 2018**

9.00 35.00

expressive and aromatic with green herbal flavors and a tart finish.



**MICHAEL DAVID LODI
SAUVIGNON BLANC 2018**

10.00 40.00

fruity and rich Sauvignon blanc that has a lot of flavor.



**HESS SHIRTAIL MONTEREY SHIRTAIL CREEK VINEYARD
CHARDONNAY 2018**

12.00 45.00

perfect balance of fruit, oak, and butter flavors. Medium bodied and refreshing.



**ROMBAUER CARNEROS
CHARDONNAY 2019 (Only BTL)**

— 80.00

a big oaky, buttery rich Chardonnay that'll grab your attention and tastebuds.

Red (Glass/BTL)

Glass Bottle



**LOUIS JADOT
BEAUJOLAIS GAMAY**

11.00 40.00

light red flavors and fruity bubblegum aroma with very little tannin.



**HESS LAKE COUNTY SHIRTAIL RANCH
PINOT NOIR 2017**

13.00 50.00

soft and elegant body with ripe red fruit flavors and smooth tannins.



**ROBERT HALL PASO ROBLES
CABERNET SAUVIGNON 2017**

12.50 45.00

dark jammy fruit flavors and velvety tannins that have a gripping texture



**AUSTIN HOPE PASO ROBLES
CABERNET SAUVIGNON 2019 (Only BTL)**

— 130.00

big and bold Cabernet with juicy dark fruit and a touch of sweetness.

Soft Drink

Soft Drink

Ice Oolong Tea	4.50
Ice Green Tea	4.50
Orange Juice	3.50
100% Kona, Single, High-Elevation Estate: Hualalai, Konawaena, Mauna Loa (Hot/Ice)	5.50
 Maui Yellow Caturra Natural, Ka' anapali Estate (Hot/Ice)	5.00
Coke/Diet Coke/Sprite	4.00
Sparkling Water	4.50
Vienna Coffee	6.00

COFFEE
KONA
PURVEYORS

Float

Melon Soda Float	6.50
Ramune Soda Float	6.50
Coke Float	5.50
Ice Coffee Float	6.00



NOISE IMPACT EVALUATION

PREMISES: Yoshoku Giza Baira LIC. NO. _____

ADDRESS: 255 Beachwalk, Unit # 2, Honolulu

DATE: 10/12/21 W/IN 500 FT. W/IN 100 FT.

TOTAL NO. OF OWNERS/LESSEES OF RECORD _____

TOTAL NO. OF CONDOMINIUMS _____

TOTAL NO. OF COOPERATIVE APT. OWNERS _____

ZONING DESCRIPTION _____
(Residential, Commercial, etc.)

STRUCTURAL DESCRIPTION OF LICENSED PREMISES:

WALLS: HOL. TILE X MASONRY X WOOD _____ GLASS X

GYPSUM X OTHER _____

APPROXIMATE PERCENTAGE OF WINDOW SPACE 25%

DOUBLE DOORS (inner & outer): YES _____ NO X

UNENCLOSED SECTION(S) OF PREMISES (lanai, courtyard, etc.):
None

AIR-CONDITIONED: YES X NO _____

POTENTIAL OF PREMISES TO ADEQUATELY CONTAIN NOISE:

POOR _____ FAIR X GOOD _____

REMARKS:

No live music / No Dancing

[Signature]
INVESTIGATOR III

{NOTE: EVALUATION IS NOT BASED ON TECHNICAL QUALIFICATIONS OF THE INVESTIGATOR, AND NO CLAIM TO THE CONTRARY IS MADE OR IMPLIED.}

HISTORY OF VIOLATIONS No Date Range Specified

LICENSE: R0832

TONKATSU GINZA BAIRIN
255 BEACHWALK, UNIT 1

<u>NOTICETYPE</u>	<u>NOTICE NUMBER</u>	<u>VIOLATION DATE</u>	<u>SECTION/RULE</u>	<u>CASE NUMBER</u>	<u>DISPOSITION</u>	<u>DUE DATE</u>	<u>AMOUNT FINED</u>
VIOLATION	28141	03/06/2021	281-91	2021-0134			
VIOLATION	28142	03/06/2021	281-78(b)(2)	2021-0134			
WARNING	28058	06/30/2020	3-81-17.56				*
VIOLATION	28057	03/12/2020	281-31(i)	2021-0017			
VIOLATION	29994	04/30/2019	281-41(e)	2021-0159			
VIOLATION	24297	12/29/2014	281-41(e)	2015-0206	FINED	02/27/2016	500.00 *
VIOLATION	20957	07/08/2009	281-41(i)	2009-0115	CHANGE TO WARNING		*

Records printed: 7

Printed: 11/02/2021

1:14PM

* - Denotes fine paid

C.A. nn.nn - Denotes amount of fine collected by collection agency

Page: 1

EXHIBIT

F

255 Beach Walk



LICENSING INVESTIGATIVE REPORT

DATE: October 28, 2021

SUBJECT: New Application No. 22-23861 from PIG AND COW, Inc. dba MASIL POCHA, Restaurant General (Category 2-Music/Dancing) license, at 1718 Kapiolani Boulevard, Honolulu (former location of SARITHRA LLC dba SARITHRA SOUTH INDIAN Restaurant-R0760-as Restaurant General Category 1: Standard license-Not Renewed)

CORPORATE STRUCTURE:

Pig and Cow, Inc.: Incorporated under the laws of the State of Hawaii and registered on July 16, 2021; the corporation is authorized to issue 1,000 shares, of which, all shares are currently outstanding and issued. The officers/directors and shareholders are:

<u>Name</u>	<u>Title</u>	<u>Shares</u>	<u>Percent</u>
KIM, Christopher	P/T/D	500	50%
KIM, Kayla	V/S/D	500	50%
Total: 1,000			100%

Refer to **Exhibits A1 & A2** for biographical background information of KIM, Christopher/Kayla. CJIS check was negative for any felony conviction.

FINGERPRINTS: Fingerprinting of principals were done 10/13/2021; results pending.

FINANCIAL STATEMENT FOR PIG AND COW, INC. DBA MASIL POCHA AS OF SEPTEMBER 1, 2021:

Financial Statement of the applicant dated September 1, 2021, and was submitted to the Commission on September 27, 2021 and certified by the applicant by the applicant to be substantially correct.

COST AND FINANCING:

According to the applicant approximately \$100,000 was spent on the upgrades of the new proposed premises; no financing involved.

STAND ALONE TEMPORARY:

The stand-alone temporary application #22-23860, is scheduled to be heard on 10/28/2021.

TRADE NAME:

The applicant has a valid State of Hawaii Department of Commerce and Consumer Affairs Certificate of Trade Name Registration, the trade name "MASIL POCHA" is registered to the applicant from July 21, 2021 to July 20, 2026.

BACKGROUND:

The proposed licensed premises will be located at the former location of Sarithra LLC dba Sarithra South Indian Restaurant; Category 1-Standard (R0760-not renewed).

DESCRIPTION OF THE PREMISES:

Location: The proposed licensed premises occupies approximately 2,500 square feet of space in a one-story wood/concrete building located 1718 Kapiolani Blvd.; approximately 70 feet mauka of the Kapiolani Blvd., and Atkinson Drive junction.

Irregular shaped with an overall frontage of 41 feet at its Makai side and depth of approximately 80 feet.

Details of premises:

- Main entrance overlooks Kapiolani Blvd., side door on Ewa side.
- Dining areas on each side of the isle.
- Private dining rooms at the makai-ewa corner.
- Dance floor on the kkhd-central & makai of the sushi bar.
- Fully equipped service bar & kitchen at the kkhd-mauka side.
- Restrooms are on the ewa-central side of the hallway.
- On the ewa-mauka side is the kitchen/storage area.
- A shared parking lot is located at the ewa side of premises.

See **Exhibit B1 & B2**, floor plan & photo.

CHURCH, SCHOOL, OR PUBLIC PLAYGROUND WITHIN 500 FEET:

Full Gospel Korean Church of Oahu
1680 Kapiolani Blvd., Honolulu
Approximately 400 feet Ewa from proposed premises

SAME CLASS OF LICENSE WITHIN 500 FEET:

Wonjin Corporation dba Sura Hawaii (R1020)
1726 Kapiolani Blvd., #107, Honolulu
Approximately 155 feet KKHD from proposed premises.

YHT, Inc. dba Seoul Garden Yakiniku (R0403)
1679 Kapiolani Blvd., Honolulu
Approximately 385 Ewa-makai from proposed premises.

Hawaiian Convention Center (R0450)
1801 Kalakaua Ave., Honolulu
Approximately 240 feet Makai-kkhd from proposed premises.

AP Company Kalakaua LLC dba Maru Sushi (R1228)
1731 Kalakaua Ave., Honolulu
Approximately 250 Mauka from proposed premises.

CURRENT NUMBER OF SAME CLASS/KIND ISSUED WITHIN THE CITY AND COUNTY OF HONOLULU:

As of October 27, 2021, there are 535 Restaurant General license issued within the City and County of Honolulu, of which 496 are of the general kind.

OTHER RELEVANT MATTERS THAT MAY AFFECT THE ISSUANCE OF THE LICENSE:

Kind of business: The applicant intends to operate a dine-in and take-out restaurant with a full menu offering Korean cuisine.

Proposed Business hours will be from 5 pm to 12 midnight daily. The premises proposed to hire a total of 12 employees to include the owners and 1/1 mgr. & asst. mgr. Business hours will fluctuate with the COVID 19 restrictions.

Lease: Is made and entered into as of August 11, 2021, by and between KAPIOLANI 1700 LLC ("Landlord"), and PIG AND COW, INC. ("Tenant")

The Term of lease will be for sixty months (5 years).

NOISE IMPACT EVALUATION:

See **Exhibit C**

BUSINESS PLAN:

See **Exhibit D**

OTHER LIQUOR LICENSE INTERESTS: None

HISTORY OF VIOLATIONS OF OTHER LIQUOR LICENSED INTEREST DURING THE PERIOD OWNED OR OPERATED BY THE PRINCIPALS:

None

HAWAII REVISED STATUTES SECTION 281-56(a) (9) STATEMENT:

As of October 27, 2021, there are no known potential adverse effects on the surrounding community specific to the premises. All potential adverse effects reported to staff before the Public Hearing will be forwarded to the Commission for its consideration.

ZONING CLEARANCE:


A valid zoning clearance dated August 27, 2021 was received by Commission on September 27, 2021.

NEIGHBORHOOD BOARD NOTIFICATION:


The applicant shall directly notify the chair of the neighborhood board in which the applicant's place of business is located, in writing and delivered by certified mail, return receipt requested. At a minimum, the notification shall include the date of public hearing. **The return receipt from the certified mailing shall be submitted to the Liquor Commission before a liquor license is issued.**


OPINION:

Statutory requirements have been met.



Homer Tamapua
Licensing Investigator

Reviewed by 

Daniel Sato,
Supervising Investigator 

LIQUOR COMMISSION
CITY AND COUNTY OF HONOLULU
 711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249
 PHONE (808) 768-7300 • EMAIL HLC@honolulu.gov
 INTERNET ADDRESS: www.honolulu.gov/liq

RECEIVED
 LIQUOR COMMISSION
 C&C OF HONOLULU

PERSONAL HISTORY AND AFFIDAVIT

Rule 3-83-53.1

2021 SEP 27 P 2:15

NAME KIM, CHRISTOPHER, CHONGTAE SOCIAL SECURITY NO. _____
 (Last, First Middle Maiden)

RESIDENTIAL ADDRESS _____ APT. NO. _____

CITY _____ STATE _____ ZIP CODE _____

BUS. PH (808) 277-4508 MOBILE PH () _____ EMAIL _____

PLACE OF BIRTH _____ DATE OF BIRTH _____ AGE _____ MARITAL STATUS _____
 (City, State) (MM / DD / YYYY)

NO. OF YEARS COMPLETED IN HIGH SCHOOL 4 YEAR COMPLETED 1991

NAME OF HIGH SCHOOL KAIMUKI HIGH SCHOOL
 (include City and State)

NO. OF YEARS COMPLETED IN COLLEGE 4 YEAR COMPLETED 1996

NAME OF COLLEGE UNIVERSITY OF HAWAII, HONOLULU, HI
 (include City and State)

OTHER EDUCATION / YEAR(S) ATTENDED NONE

CITIZENSHIP* _____ DATE ARRIVED IN HAWAII (if applicable) _____
 *If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.

EMPLOYMENT RECORD (from the time school was completed to present; also indicate any periods of unemployment)

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
AUG/1996	MARCH/2000	OWNER	WINDOW DECO/CARPET	HONOLULU
MAR/2000	MAY/2002	OWNER	MOKAUEA MART	HONOLULU
MAY2002	PRESENT	OWNER	GATES LAUNDRY SERVICE	HONOLULU

(If additional space is needed, please attach a separate sheet)

NOTARY INITIAL: _____

List your experience in the liquor industry: OWNED AND OPERATED A CONVENIENCE STORE FROM
MARCH 2000 TO MAY 2002

RECEIVED
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C&C OF HONOLULU

Will you devote time to manage the subject business?

☒ YES ☐ NO

2021 SEP 27 P 2:15

If answer is "YES", will it be ☐ FULL TIME, or ☒ PART-TIME?

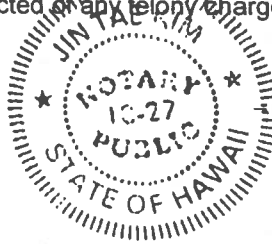
I, CHRISTOPHER KIM

, of

(Print Applicant's Full Name)

(Residential Address, City, State, Zip Code)

being first duly sworn, deposes, and says, that the above information is true and correct and that I
(☐ have or ☒ have not) been convicted of any felony charge.



Signature



FOR NOTARY USE ONLY

STATE OF HAWAII
City and County of Honolulu

} SS.

On this 13th day of September, in the year of 2021, personally appeared

Christopher Chong Tae Kim

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

Signature of applicant(s) before Notary

Subscribed and sworn to before me this:

13th day of September, 20 21

Signature of Notary

Print Name Jin Tae Kim
Notary Public, State of Hawaii

My commission expires

02/04/2022

(Place Notary Stamp or Seal here)



NOTARY CERTIFICATION

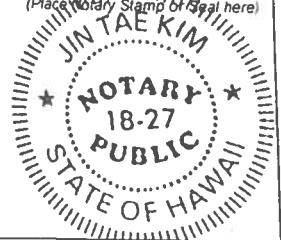
Date of Doc 9/13/2021 # of Pages 2
Notary Name Jin Tae Kim 1st Circuit

Doc Description: personal History and Affidavit

Notary Signature

9/13/2021
Date

(Place Notary Stamp or Seal here)



**LIQUOR COMMISSION
CITY AND COUNTY OF HONOLULU**

711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5246
PHONE (808) 768-7300 • EMAIL HLC@honolulu.gov
INTERNET ADDRESS: www.honolulu.gov/lig

RECEIVED
58135249
TOLSON COMMISSION
C & C OF HONOLULU

PERSONAL HISTORY AND AFFIDAVIT

Rule 3-83-53.1

NAME KIM, KAYLA, SHIN SOCIAL SECURITY NO. - - -
(Last, First Middle Maiden)

RESIDENTIAL ADDRESS: _____ APT. NO. _____

CITY _____ STATE _____ ZIP CODE _____

BUS. PH (808) 277-4508 MOBILE PH () EMAI

PLACE OF BIRTH _____ DATE OF BIRTH _____ AGE _____ MARITAL STATUS _____
(City, State) (MM / DD / YYYY)

NO. OF YEARS COMPLETED IN HIGH SCHOOL 4 YEAR COMPLETED 1992

NAME OF HIGH SCHOOL EAST SEOUL HIGH SCHOOL
(include City and State)

NO. OF YEARS COMPLETED IN COLLEGE 2 YEAR COMPLETED 1998

NAME OF COLLEGE SHIN GU COMMUNITY COLLEGE, SEOUL, KOREA
(include City and State)

OTHER EDUCATION / YEAR(S) ATTENDED NONE

CITIZENSHIP* _____ DATE ARRIVED IN
HAWAII (if applicable) _____
*If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No. _____

EMPLOYMENT RECORD (from the time school was completed to present, also indicate any periods of unemployment)

<u>FROM MONTH/YEAR</u>	<u>TO MONTH/YEAR</u>	<u>POSITION</u>	<u>EMPLOYER</u>	<u>LOCATION</u>
MAR/1998	MAR/2000	CO-OWNER	WINDOW DECO/CARPET	HONOLULU
MAR/2000	MAY/2002	MANAGER	MOKAUEA MART	HONOLULU
MAY/2002	FEB/ 2019	CO-OWNER	GATES LAUNDRY SERVICE	HONOLULU
FEB/2019	PRESENT	OWNER	MAKALOA SAUNA	HONOLULU

(If additional space is needed, please attach a separate sheet)

NOTARY INITIAL: _____

List your experience in the liquor industry: MANAGED A CONVENIENCE STORE FROM

MARCH 2000 TO MAY 2002

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C&C OF HONOLULU

2021 SEP 27 P 2:16

Will you devote time to manage the subject business? ☒ YES ☐ NO

If answer is "YES", will it be ☐ FULL TIME, or ☒ PART-TIME?

I, KAYLA SHIN KIM

(Print Applicant's Full Name)

, of

(Residential Address, City, State, Zip Code)

being first duly sworn, deposes, and says, that the above information is true and correct and that I
(☐ have or ☒ have not) been convicted of any felony charge.



Signature



FOR NOTARY USE ONLY

STATE OF HAWAII
City and County of Honolulu

} SS.

On this 13th day of September, in the year of 2021, personally appeared
Kayla Shin Kim

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

Signature of Applicant(s) before Notary

Subscribed and sworn to before me this:

13th day of September, 20 21

Signature of Notary

Print Name Jin Tae Kim
Notary Public, State of Hawaii

My Commission Expires

02/01/2022

(Place Notary Stamp or Seal here)



NOTARY CERTIFICATION

Date of Doc: 9/13/2021 # of Pages 2
Notary Name: Jin Tae Kim 1st Circuit

Doc. Description: personal History and Affidavit

Notary Signature

9/13/21
Date

(Place Notary Stamp or Seal here)



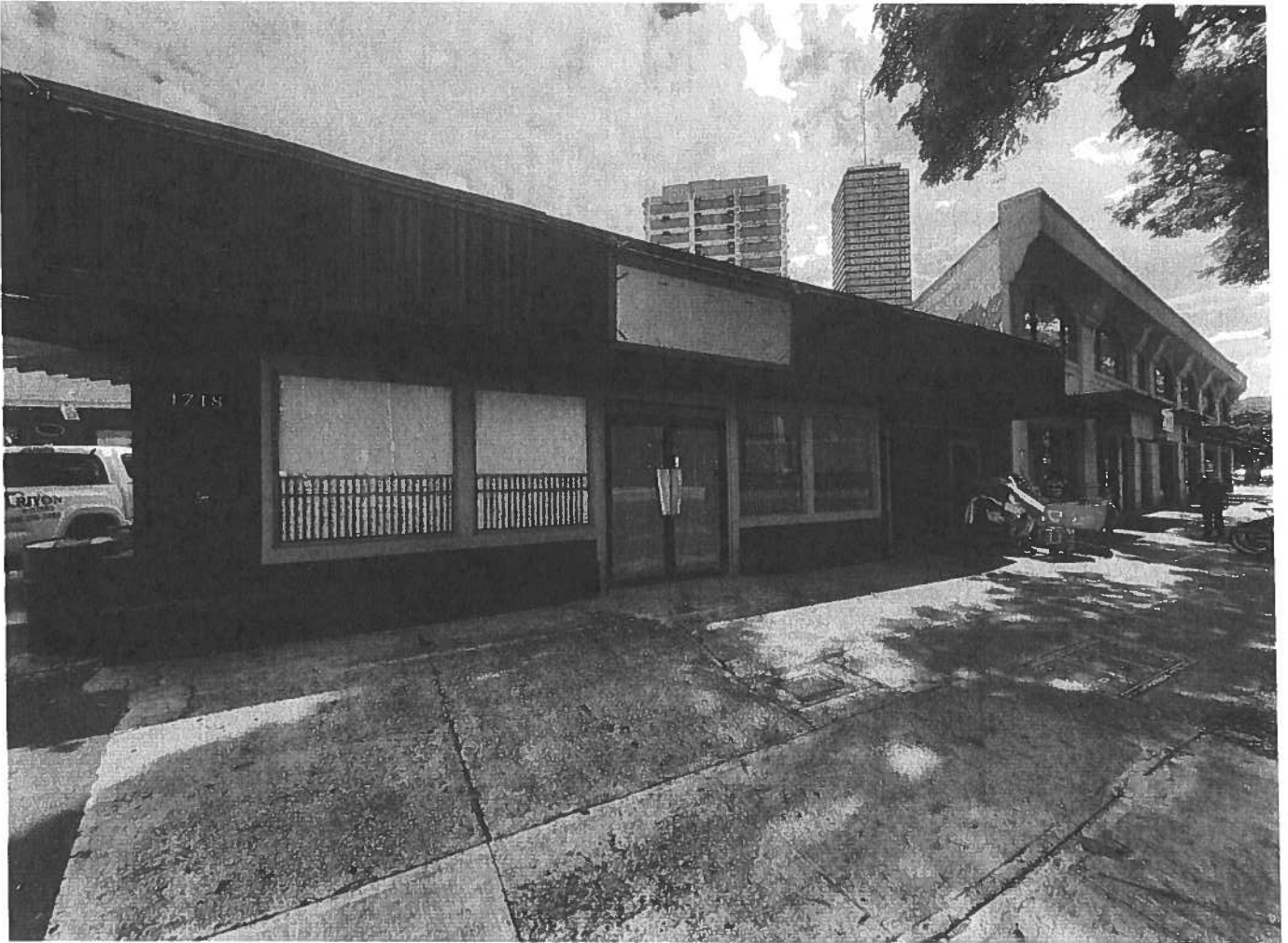
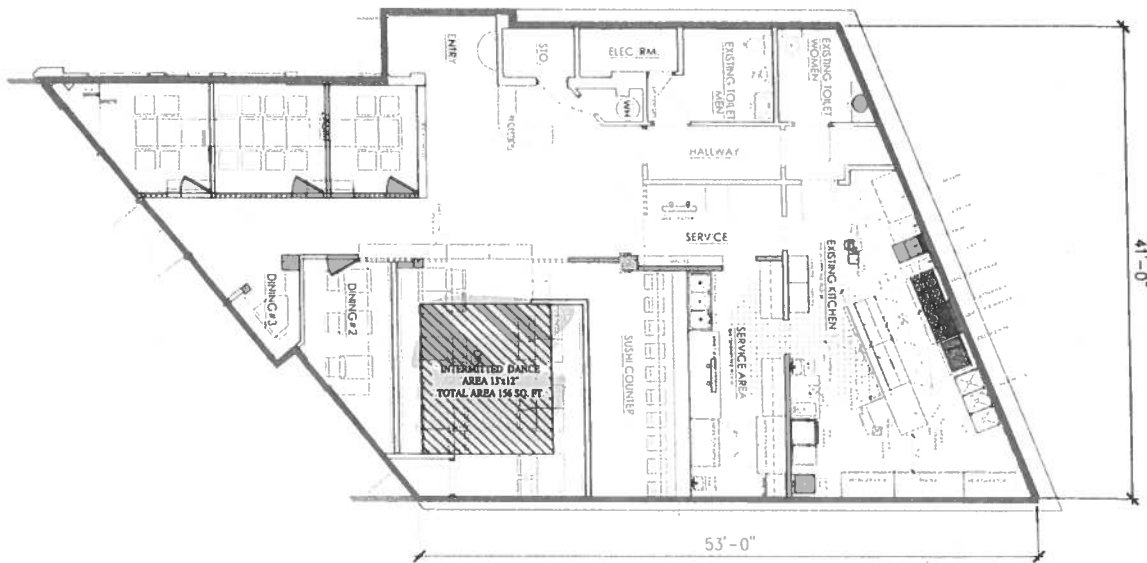


EXHIBIT B 1

RECEIVED
LIQUOR COMMISSION
C&C OF HONOLULU
2011 SEP 27 P 2:18

KAPOLANI BLVD



SCALE: 1/8" = 1'-0"

Moai Pacific
1718 Kapiolani Blvd.
Honolulu, HI 96814
TMC: 2-3-022-032

Date
Scale: AS NOTED
Drawn: E.C.

Sheet No. 1 of 1
SK - 1
Drawn

EXHIBIT B2

NOISE IMPACT EVALUATION

PREMISES: PIG AND COW INC. DBA
MASIL POCHA LIC. NO. PENDING

ADDRESS: 1718 KAPIOLANI BLVD., HONOLULU, HAWAII 96814

DATE: 10/18/2021 W/IN 500 FT. W/IN 100 FT.

TOTAL NO. OF OWNERS/LESSEES OF RECORD _____

TOTAL NO. OF CONDOMINIUMS _____

TOTAL NO. OF COOPERATIVE APT. OWNERS _____

ZONING DESCRIPTION Residential/Commercial-BMX3
(Residential, Commercial, etc.)

STRUCTURAL DESCRIPTION OF LICENSED PREMISES:

WALLS: HOL. TILE X MASONRY X WOOD X GLASS X

GYPSUM _____ OTHER _____

APPROXIMATE PERCENTAGE OF WINDOW SPACE 80%

DOUBLE DOORS (inner & outer): YES X NO _____

UNENCLOSED SECTION(S) OF PREMISES (lanai, courtyard, etc.):
NONE

AIR-CONDITIONED: YES X NO _____

POTENTIAL OF PREMISES TO ADEQUATELY CONTAIN NOISE:

POOR _____ FAIR X GOOD _____

REMARKS: According to the applicant, there won't be any live music at this time; pre-recording music. Also, the door will remain closed during business hours.

TAMAPUA, Homer
INVESTIGATOR III

{NOTE: EVALUATION IS NOT BASED ON TECHNICAL QUALIFICATIONS OF THE INVESTIGATOR, AND NO CLAIM TO THE CONTRARY IS MADE OR IMPLIED.}

MASIL POCHA MENU

RECEIVED
LIQUOR COMMISSION
C&C OF HONOLULU

2021 SEP 27 P 2:25

CLAM SOUP WITH HOUSE SAUCE

FRIED CHICKEN WINGS

FRIED OYSTERS

GREEN ONION PANCAKE

GRILLED FISH(SEASONAL)

GRILLED KALBI WITH HOUSE SAUCE.

KOREAN STYLE FRIED WHOLE CHICKEN(SPICY OR MILD)

MUSSEL SOUP WITH HOUSE SAUCE

OYSTER PANCAKE

SEAFOOD PANCAKE

SPICY CHICKEN WINGS

SPICY OR MILD FISH CAKE SOUP

SPICY POLLACK STEW

SPICY SEAFOOD RAMEN

STIR FRIED PORK AND KIMCHEE ON RICE

STIR FRIED PORK AND PEPPERS WITH BUNS

STIR FRIED PORK BELLY WITH SSAM-JANG SAUCE

STIR FRIED SQUID AND PORK ON RICE

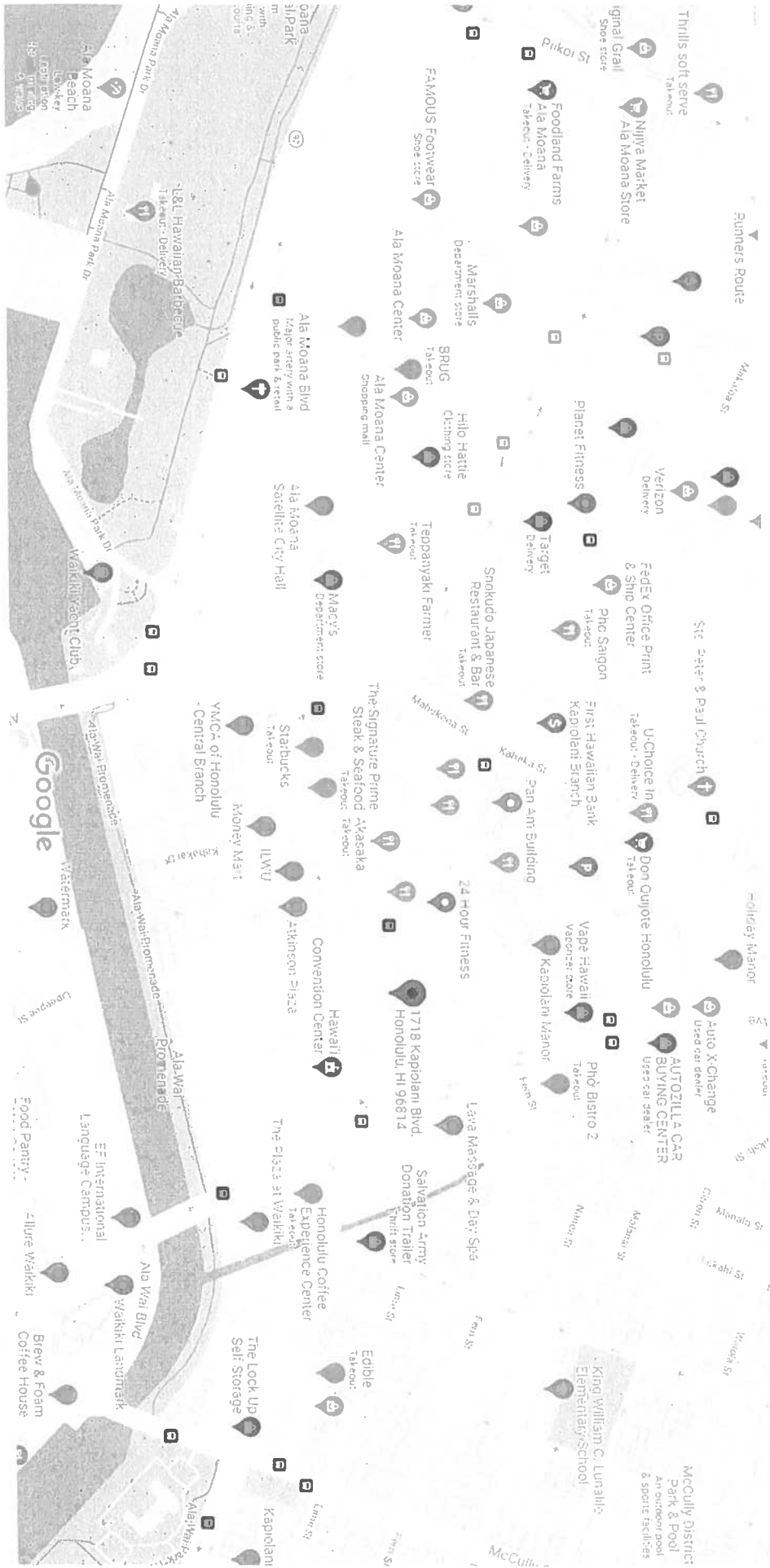
STIR FRIED SQUID AND SOMEN

EXHIBIT D

Google Maps

1718 Kapiolani Blvd

PIG AND COW, INC., dba MASIL POCHA



Map data ©2021 Google

200 ft

LICENSING INVESTIGATIVE REPORT

DATE: December 28, 2021

SUBJECT: Special License Application #22-24170 from MC Events LLC,
dba Makahiki Challenge, for a Special Beer & Wine Liquor
License at 49-560 Kamehameha Highway, Kaneohe Saturday,
February 5, 2022, 7:00 a.m. till 5:00 p.m. for the Makahiki Challenge

COMPANY STRUCTURE:

MC EVENTS LLC: was formed under the laws of the State of Hawaii on
October 10, 2014, as a member-managed limited liability company.

The sole member is:

Blane Gaison	Member	100%
--------------	--------	------

FINGERPRINTS:

Blane Gaison was fingerprinted December 7, 2021, and was negative for
any felony convictions.

See **Exhibit A** for more information. CJIS Computer System checks was
negative.

LOCATION OF PREMISES:

The proposed licensed area will be located at (Kualoa Ranch) 49-560
Kamehameha Highway, Kaneohe.

The proposed licensed area will be rectangular in shape, approximately 300
feet by 50 feet. For further information see attached **Exhibit B**.

INVESTIGATION:

The event will be for the Makahiki Challenge event, 5k Obstacle Mudrun.

The person who will be the in charge for the area of liquor sale and
consumption will be Blane Gaison.

INVESTIGATION CONTINUED:

The applicant anticipates approximately 800 people to attend the throughout the duration of the event. Approximately 120 people is anticipated to attend the post-race celebration.

Event will be open to the public. There will be an admission charge.

There will be minors in attendance.

The applicant intends to have host bar service. All drinks will be served in disposable cups.

Persons attending the post-race celebration, may purchase more than one alcoholic beverages.

There will be approximately five (5) security personnel, and two (2) HPD or Sheriffs special duty.

See **Exhibit C** for further details of the event.

The principals has exercised numerous special licenses under MC Events LLC in the past several years without any reported incidents.

LANDLORD CONSENT:

According to HLC Form LIQ-LIC-142, dated December 9, 2021, Kualoa Ranch Hawaii, Director, Frank Among authorizes MC Events LLC, to sell and serve liquor at 49-560 Kamehameha Highway, Kaneohe, on Saturday, February 5, 2022, 7:00 a.m. till 5:00 p.m.

NEIGHBORHOOD BOARD NOTIFICATION:

The return receipt from the certified mailing to the chair of the Neighborhood Board has been received. Notification requirement is met.

ZONING CLEARANCE:

A Zoning Clearance from Department of Planning and Permitting (DPP) for the subject location has been received. DPP indicated on December 10, 2021, that use is usually not permitted, but not regulated by LUO for the 3 days or less special event.

EMERGENCY PROCLAMATION/EMERGENCY ORDER:

If this application is approved, it is subject to the conditions and restrictions of the current Office of the Governor of the State of Hawaii Proclamations and the Office of the Mayor of the City and County of Honolulu Emergency Orders, as the same may be amended, updated, or revised.

Applicant shall comply at all times with any other laws applicable to the business of the licensee whether in existence at the time of issue of such license or enacted or amended from time to time thereafter, and to all applicable rules and regulations of the liquor commission as the same may exist or be adopted or changed from time to time.

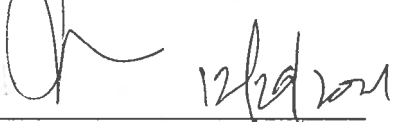
OPINION:

In my opinion, the applicant has met statutory requirements of filing this application.



DANIEL SATO
SUPERVISING INVESTIGATOR

REVIEWED BY:



PETER NAKAGAWA
CHIEF INVESTIGATOR *wh*

LIQUOR COMMISSION
CITY AND COUNTY OF HONOLULU
 711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249
 PHONE (808) 768-7300 • EMAIL HLC@honolulu.gov
 INTERNET ADDRESS: www.honolulu.gov/liq

PERSONAL HISTORY AND AFFIDAVIT

Rule 3-83-53.1

NAME Gaison Blane Keith Kapulani SOCIAL SECURITY NO. _____
 (Last, First Middle Maiden)

RESIDENTIAL ADDRESS _____ APT. NO. _____
 CITY _____ STATE _____ ZIP CODE _____
 BUS. PH / _____ } MOBILE PH (_____ EMAIL _____
 PLACE OF BIRTH _____ DATE OF BIRTH _____ AGE _____
 (City, State) (YYYY)

NO. OF YEARS COMPLETED IN HIGH SCHOOL 4 YEAR COMPLETED 2003
 NAME OF HIGH SCHOOL Kamehameha Schools, Honolulu, HI
 (include City and State)

NO. OF YEARS COMPLETED IN COLLEGE 3.5 YEAR COMPLETED 2007
 NAME OF COLLEGE Chapman University, Orange, CA
 (include City and State)

OTHER EDUCATION / YEAR(S) ATTENDED MBA Chapman University, Orange, CA

CITIZENSHIP U.S. Citizen DATE ARRIVED IN HAWAII (if applicable) _____
**If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.*

EMPLOYMENT RECORD (from the time school was completed to present; also indicate any periods of unemployment):

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
6/11	5/14	Loan Officer	Bank of Hawaii	Honolulu, HI
11/10	4/11	Loan Officer	CNHA	Honolulu, HI
8/09	10/10	Cust Serv Agent.	Union Bank	Poway, CA
4/09	10/10	Server	Red Lobster	La Mes, CA
8/07	7/08	Valet	Sunset Parking	Anaheim, CA
7/07	8/07	Intern	Metlife Financial	Irvine, CA
6/04	8/05	Sales Rep	Gaspro Hawaii	Honolulu, HI

5/14 present Director MC Events LLC Kaneohe, HI PK

(If additional space is needed, please attach a separate sheet)

NOTARY INITIAL: _____

List your experience in the liquor industry: I have worked at various restaurants over the last 17 years
serving alcohol and have coordinated a beer garden for Makahiki Challenge events for 9 yrs.

Will you devote time to manage the subject business? ☒ YES ☐ NO

If answer is "YES", will it be ☒ FULL TIME, or ☐ PART-TIME?

I, Blane Gaison, of _____
 (Print Applicant's Full Name) (Residential Address, City, State, ZIP Code)

being first duly sworn, deposes, and says, that the above information is true and correct and that I
 (☐ have or ☒ have not) been convicted of any felony charge.



FOR NOTARY USE ONLY

STATE OF ~~HAWAII~~ Oregon
 City and County of ~~Honolulu~~ Clackamas SS.

On this 7 day of Dec, in the year of 2021, personally appeared

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

NOTARY CERTIFICATION

Date of Doc: _____ # of Pages: _____

Notary Name: _____ Circuit _____

Doc. Description: _____

Notary Signature

Date

(Place Notary Stamp or Seal here)

Signature of applicant(s) before notary

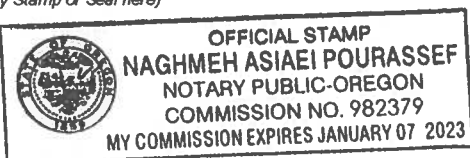
Subscribed and sworn to before me this:

7 day of Dec, 2021

Print Name: Naghmech Asiaei Pourassey
 Notary Public, State of Oregon

My commission expires 01-07-2023

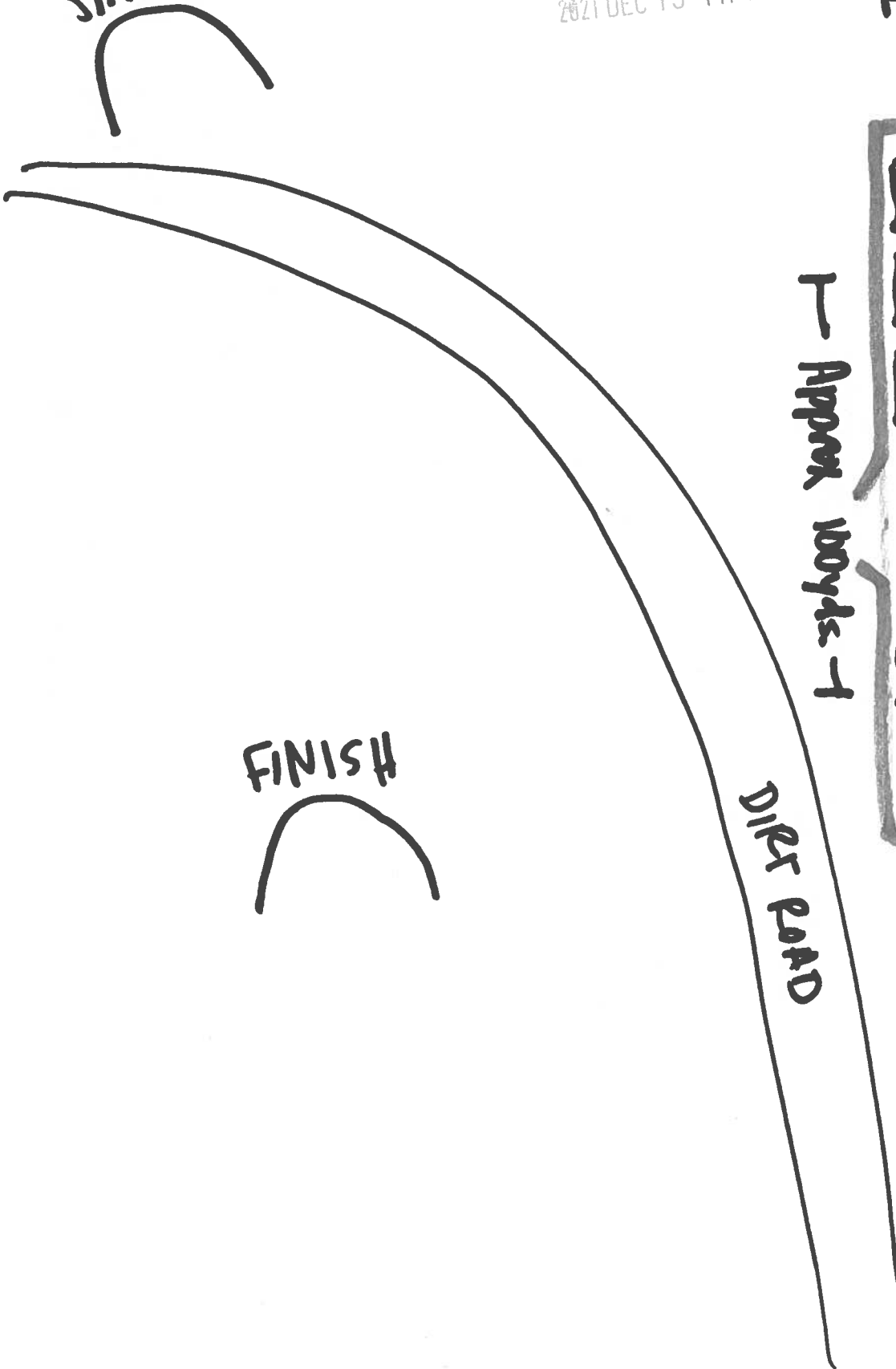
(Place Notary Stamp or Seal here)



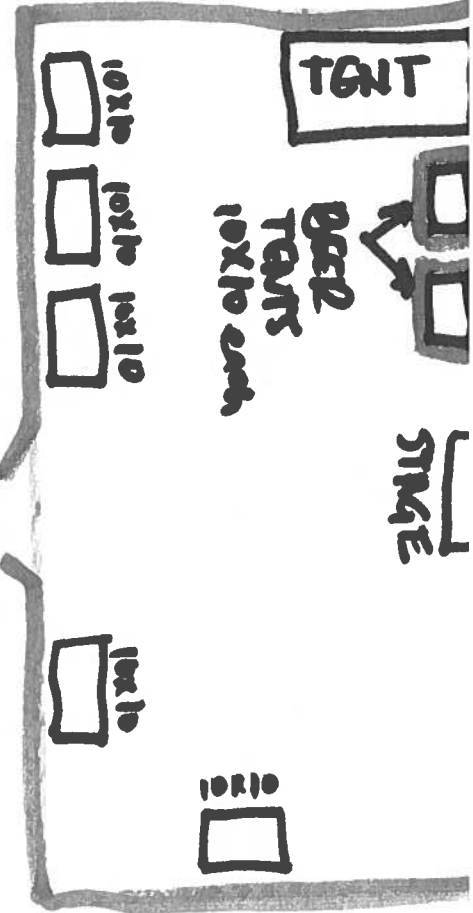
RECEIVED
LEGISLATIVE COMMISSION
O&C OF HONOLULU
2021 DEC 13 PM 2:41

Approx
50 yds

START



Approx 100 yds - 1



fencing for
bear garden
+ tents where
bear is sold



Imagery ©2021 Google, Maxar Technologies, Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USGS, Map data ©2021 200 ft

2021 DEC 13 PM 2:41

LIQUOR COMMISSION
CITY AND COUNTY OF HONOLULU
 711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249
 PHONE (808) 768-7300 • EMAIL HLC@honolulu.gov
 INTERNET ADDRESS: www.honolulu.gov/liq

2021 DEC 13 PM 2:40
 LIQUOR COMMISSION
 CITY AND COUNTY OF HONOLULU

SUPPLEMENTAL INFORMATION FOR SPECIAL & CATERING LIQUOR LICENSE APPLICATION

For Special License:

Up to three (3) event days per application. Application(s) must be submitted a minimum of six (6) weeks prior to event.

For Catering License:

For Restaurant and Hotel Licensees only. Application must be submitted a minimum of three (3) weeks prior to event.

Licensee Name: MC Events LLC Liquor License #: _____

Licensee Contact Name: Blane Gaison Title: Member

Caterer Only: Name of Registered Manager on Duty at Event: _____

Manager on Duty Phone: _____ Manager on Duty Email: _____

Start Date & Time (include set-up time): Feb. 5, 2022 at 7am End Date & Time (include clean-up time): Feb. 5, 2022 at 5pm

Description of Event: 5k Obstacle Mudrun

Name of Event Promoter: MC Events LLC

Event Coordinator Phone: 5 Event Coordinator Email: 3m

Reason for applying for the Special or Catering License: Beer Garden

Type of license exercised on previous occasions, if any; number of times approved; when, where and whether or not license was exercised without incident. 9 previous special liquor licenses approved
3 as IN Events, 6 as MC Events, all without incident

How will liquor be dispensed?

☒ Host ☐ No-Host

Regarding Drinks:

- Type of drinks to be served (including soft drinks): beer and wine
- Type of payment (cash or script): cash
- Type of serving container (disposable cup, glass, etc.): disposable cup
- Who and how many people will be dispensing the liquor? (applicant's employees, other people?): Approx. 6 including the beer sponsor reps and other volunteers with service industry experience

☒ Attach list of names and titles of people dispensing liquor.

Attendance & Admission:

Approximate number of people expected to attend event: 120 Will anyone under 21 years of age attend? y

Check One: ☒ Event Open to Public ☐ By Invitation Only

Will there be an admission charge? yes If yes, what is the admission ticket price? \$69-\$115

Tickets will be sold ☒ In Advance ☐ At the Door

Entertainment:

a. Describe type of entertainment (live or recorded): A DJ will play music until the race starts. Live island style music while runners finish, DJ music between live sets.

b. Name of Group performing: Gem, Likkle Jordee, TBD

c. Number of Performers: 3

☒ Attach list of names, ages and parental approval documents for all performers under 18 years of age.

d. Describe where on the premises the entertainment will take place: The base camp of the race as runners are finishing the course in Ka'a'awa valley.

e. Hours of entertainment, provide start and end times: Approximately 8am-4pm

Security will be provided by:

a. Name of Agency: Private security and HPD or Sheriff Dept.

b. Number of Security Personnel: 5 security and 2 officers

c. Other Security Information: see attached ADDITIONAL INFORMATION

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For Catering License Only:

Will wholesale liquor be delivered to the catered site? ☐ Yes ☐ No

Who is hiring applicant to cater food and liquor? _____

Name of Outside Promoter (if any): _____

SIGNATURE Licensee (Owner) / Authorized Agent

12/10/21

DATE

Blane Gaison/ MC Events LLC

PRINT Licensee (Owner) / Authorized Agent

Member

TITLE

Note: If submission by Authorized Agent, please submit a Letter of Authorization or Notification of Authorized Agent (Form# LIQ-LIC-106), signed by the Director.

For HLC Office Use Only

Effective Date/Time

START: _____ a.m. / p.m.

☐ Approved

☐ Denied

☐ Referred

END: _____ a.m. / p.m.

HLC STAFF INITIAL: _____

LCIS ENTRY DATE: _____

Franklin "Don" Pacarro, Jr.
Administrator

Date

SPECIAL LIQUOR LICENSE APPLICATION ADDITIONAL INFORMATION

EVENT TIME START: 7 AM END: 5 PM

1. Name and contact phone number(s) of supervisor/manager on duty at the event.

Kapu Gaison
Kepa Gaison
Piliialoha Gaison
Maui Cambra
Kailani Akana

2. Name and contact phone number(s) of person in charge overall of the event.

Blane Kapu Gaison

3. Reason for applying for the special license.

Our request from the liquor commission board is to host two beer tents at the post-race pā'ina (celebration) of our Makahiki Challenge 5k Obstacle Mudrun to be held at Kualoa Ranch on Feb. 5, 2022. Our application includes the request to serve beer and wine only.

4. Type of license exercised on previous occasions, if any; number of times approved; when, where and whether or not license was exercised without incident.

Special liquor license approved for the same event that place March 10, 2012, March 9, 2013, and May 24, 2014 at Kualoa Ranch under IN Events LLC and on January 31, 2015, January 16, 2016, and December 17, 2016, December 16, 2017, December 15, 2018, and December 14, 2019 under MC Events LLC. The license was exercised without incident.

5. How liquor will be dispensed. (Host/No-Host)

HOST. Liquor will be dispensed by staff and volunteers at two tents.

6. Regarding drinks:

a. Types of drinks to be served (including soft drinks)

Only beer, wine, water, and other non-alcoholic drinks will be served.

b. Type of payment (cash or script)

Cash only

c. Type of serving container (disposable cup, glass etc.)

Disposable cups will be used. Clean up crews will make sure all waste is collected and disposed of properly in order to maintain the natural state of the valley.

d. Who and how many people will be dispensing the liquor? (i.e. applicant's employees? Other people? Please submit a list of names.)

The post-race celebration will include two tents used in the dispensing and distribution of beer. The post-race celebration will be managed by Kona Brewing and Pili aloha Miller. As a former event planner for the Special Olympics and Hawaiian Telcom, Ms. Gaison is experienced in managing and overseeing events for adults on a normal basis. Kona brewing company is our title sponsor and beer sponsor and they are highly experienced in events. Their team will consist of two liquor commission licensed individuals. Those two individuals will be directed, but together will manage a team of 4 other beer dispensers. The two licensed individuals are provided by Kona Brewing Company:

The 4 other dispensers include:

Nicole McInerny

Joel Mijares

Kuulei Akuna

Chy Cabrera

7. Attendance – approximate number of people expected to attend the special event(s) and whether there will be anyone under 21 years of age attending.

We expect to register approximately 1,200 people this year, which is less than normal due to COVID. To register, race participants may be age 14 or older, however, participants who are not 21 will not be given a wristband and will not be able to receive beer. No participant will be able to get a beer for another person.

8. Will there be an admission charge?

Admission to the post-race celebration is included in the fee of registration for the Makahiki Challenge. Every participant must register and pay a fee. That payment includes the 5k Obstacle Mudrun, tshirt, finisher medal, and entrance into the post-race celebration. If 21 years of age or older, registrants may also receive one beer after entering the post-race celebration. Participants under 21 may not receive any substitute for the beer. The registration fee is determined by the date of purchase, and ranges from \$69-\$115 per person. If runners bring along any family or friends, spectators will be charged a fee of \$10.

9. Will tickets be sold at the door? Or in advance?

Registration is done in advance through our website. Late registration will be available for purchase on the day of the event for those who wish to participate in the Makahiki Challenge. Tickets to the post-race celebration will be \$10 only.

10. Price of the admission ticket

\$69 Nov 19 – Dec 5

\$79 Dec 6-31

\$89 Jan 1-31

\$99 Feb 1-2

\$115 Race day

11. Entertainment:

a. Kind of entertainment (live or recorded)

Entertainment will be a combination of recorded and live music.

b. Name of group

The recorded music will be played over a speaker system by a disc jockey during the race. Following the race, our performers, yet to be determined, will perform live on a stage at the post-race celebration.

c. Number of Performers

TBD

d. If minors (under 18 years of age) are performing – attach a list of names, ages and parental approval document(s).

No minors are performing at this point.

e. Where on the premises entertainment will be.

The entertainment will be held adjacent to the start and finishing arch of the race. This is located near the surf gate entrance of Kualoa Ranch on the right corner of the open field.

f. Hours of entertainment.

8am – 5pm

12. Security will be provided by:

a. Name of agency

Private security/Sheriff department

b. Number of security personnel

There will be two sheriffs and 3 private security officers based on our expected 1,200 participant count.

c. Other security information

Kualoa requires security at the surf gate at all times while the gate is open. P=

2021 Dec 13 PM 2:40

May 7th, 2021

Continued from

DEC 23 2021 to JAN 13 2022

RECEIVED
LIQUOR COMMISSION
C&C OF HONOLULU

2021 JUN -3 P 12: 29

Honolulu Liquor Commission
711 Kapiolani Blvd., Ste 600
Honolulu, HI 96813
Attn: Scott Perez, Licensing Investigator

Re: Liquor License Application for Ko Tiki LLC

Notice

Dear Investigator Perez,

The attached Notice was sent to all members of the Bamboo Association of Apartment Owners with regard to the Hotel Class Liquor License application of Ko Tiki LLC at the Bamboo Waikiki.

To date I have not received objections from any members of the Bamboo Association of Apartment Owners.

Sincerely,



Bruce N. Correll

Bamboo
AOAO President

[L Sp 1933, c 40, §49; RL 1935, §2618; RL 1945, §7267; RL 1955, §159-78; HRS §281-79; gen ch 1985; am L 1986, c 344, §15; am L 1990, c 171, §26]

The following deals with illegal liquor and not general inspection, but recognizes that dwelling is a special place.

§281-108 Search warrants; seizure. If any person makes complaint, supported by oath, before any district or circuit judge, setting forth facts sufficient to show probable cause that any liquor is being manufactured or kept or deposited for sale or distribution contrary to law within the judge's jurisdiction in any house, premises, or place, or that any such liquor is lodged or contained in any vehicle for transportation by land, water, or air, the judge shall issue a warrant, directed to any sheriff, chief of police, police officer, or investigator, commanding the sheriff, chief of police, police officer, or investigator to search the premises, place, or vehicle described in the complaint. If any intoxicating liquor is found therein under circumstances warranting the belief of the officer that it is being manufactured or is intended for sale or distribution contrary to law, the officer acting under the warrant shall seize and convey the liquor and any land vehicle in which the same is found to some place of security and keep the same until final action is had thereon. When, in case of any entry, it is found that liquor is there being manufactured contrary to this chapter the officer may likewise seize and convey the same to some place of security and keep it until final action is had thereon. [L Sp 1933, c 40, §67; RL 1935, §2635; RL 1945, §7287; RL 1955, §159- 105; HRS §281-108; am L 1970, c 188, §39; gen ch 1985; am L 1989, c 211, §10; am L 1990, c 171, §35 and c 281, §11]

§281-109 Seizure without warrant. (a) If any investigator or police officer has information which causes the investigator or police officer to believe that liquor is kept or deposited in any place mentioned in section 281-108, except a dwelling house, or is kept or concealed in any conveyance, container, baggage, or clothing which is in course of transportation along any highway, for sale or distribution contrary to law, and if the investigator or police officer has reason to believe that the delay which would be necessitated by the procurement of a search warrant would result in the loss, destruction, or concealment of the evidence of the violation of law, the investigator or police officer may forthwith, without such warrant, search the suspected place, vehicle, or container; and if the investigator or police officer there finds liquor and other evidence under circumstances warranting the belief July 2019 67 that it is intended for sale or distribution contrary to law, the investigator or police officer shall seize and convey the same, including any vehicle in which the same is found, to some place of security, and keep the same until final action is had thereon. The investigator or police officer shall forthwith, after the seizure, make written complaint under oath, setting forth the facts before a judge having competent jurisdiction. (b) Any evidence seized and conveyed may be kept until final action is had thereof. Should the introduction of a copy or picture of the seized evidence be permitted under the Hawaii rules of evidence, the original evidence may be returned to the appropriate party after such evidence is copied or photographed. [L Sp 1933, c 40, §68; RL 1935, §2636; RL 1945, §7288; RL 1955, §159- 106; HRS §281-109; am L 1970, c 188, §39; gen ch 1985; am L 1990, c 171, §36]

This notice to given to all Members of Bamboo AOA, that the Honolulu Liquor Commission Investigators is authorized to inspect the property as required for the sale and service of liquor.

20-21570

Reserved for Office Use (Date/Time Stamp)

LIQUOR COMMISSION
CITY AND COUNTY OF HONOLULU
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RECEIVED
 LIQUOR COMMISSION
 C&C OF HONOLULU

LANDLORD AUTHORIZATION
FOR SALE AND SERVICE OF LIQUOR

Rule 3-83-53.1

2020 JUN 15 A 10:12

Date: 02/22/2020

Landlord Name: Bamboo AOA

Mailing Address: 2425 Kuhio Ave.
Honolulu, Hawaii 96815

Landlord Contact Name: Bruce N. Correll Title: AOAO President

Bus. #: _____ Mobile #: _____ Email: _____

I AUTHORIZE:

Applicant Name: KO TIKI LLC

Trade Name (DBA): Aqua Bamboo Waikiki

to sell and serve liquor at 2425 & 2415 Kuhio Ave., 2418 & 2426 Prince Edward St.
 Address

Date(s) of Event: N/A

Start Time: N/A End Time: N/A

Furthermore, I authorize Honolulu Liquor Commission Investigators to inspect the property as required for the sale and service of liquor.

Comments: Bamboo AOA consents to Applicant's application as follows: 1) to obtain a hotel license; 2) license the entire hotel building and property; and 3) to sell liquor for consumption on the hotel premises.

SIGNATURE Landlord

DATE

Bruce N. Correll

AOAO President

PRINT NAME Landlord

TITLE

For HLC Office Use Only

LCIS ENTRY DATE: _____ HLC STAFF INITIAL: _____

4
December 22, 2021

TO: HONOLULU LIQUOR COMMISSION

FROM: KO TIKI LLC

SUBJECT: RESPONSE TO INVESTIGATOR CONCERNS REGARDING APPL. NO. 20-21570

Attached is KO TIKI LLC response to the investigator's concerns regarding a Hotel license application from KO TIKI LLC. Our responses are italicized.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ross Shinsato', with a horizontal line extending from the end of the signature.

ROSS SHINSATO-AGENT

ISSUE #1. Applicant will only provide food and beverage service to the hotel. This application is for a hotel general license, further indicated to license the entire hotel property.

KO TIKI will run the food and beverage operation only for the hotel. Neither KO TIKI or its employees will be involved in the other hotel operations. Neither Castle Resorts or its employees will be involved with the sale of liquor or the delivery of liquor to KO TIKI customers.

KO TIKI will be the license holder and will be the entity that will be selling liquor on the hotel premises. It will be responsible for requirements of a liquor license holder. It will purchase liquor, sell liquor, and realize revenue from liquor sales and food sales. Castle Resorts, the current hotel operator, will not be involved with the food and beverage segment of the hotel.

There will not be room service of liquor. Customers will need to pick up liquor at the restaurant.

ISSUE #2. According to the submitted documents by the applicant, which states their conveyance of use of a "Pool Bar" as the premises and not the hotel. Additionally, the agreement states the applicant to apply for a restaurant liquor license with entertainment. This agreement further indicates that the proposed premises is a condominium, managed by Aqua-Aston Hospitality as a resort.

The hotel manager has changed to Castle Resorts. Exhibit C-3 LANDLORD AUTHORIZATION FOR SALE AND SERVICE OF LIQUOR. Landlord consents to KO TIKI obtaining a Hotel liquor license to sell liquor for consumption on the hotel premises.

ISSUE #3. The landlord authorization submitted is from Bamboo AOA, which is a condominium association. The proposed licensed premises is zoned for a condominium property. The hotel rooms identified in this application are privately owned by various owners. Individual unit owners have not submitted any approvals for the proposed sale or consumption of liquor within their property.

AOA has notified all owners of the application to license the entire hotel under a Hotel license. There have been no objections to the intent to license the hotel including the individual units.

ISSUE #4. The applicant has landlord consent from the Association Board President to consent of the use of the entire hotel property, however each individual unit is privately owned. Additionally, the applicant does not have any exclusive possession and control of the hotel operations or the hotel's business, as the hotel is already being managed and operated by Aqua-Aston Hospitality. The applicant's application for the proposed class of license (Hotel) based on the applicant's business plan and description of its business would not meet the definition of hotel under HRS §281-1.

The hotel manager has changed to Castle Resorts. We are working on obtaining written permission from Castle Resorts consenting to KO TIKI selling liquor on the hotel property.

According to Rules of the Commission §3-82-31.2 Conduct of Business. (a), Licensees are prohibited from conducting any business except as authorized by the Commission.

KO TIKI will be only conducting business that is authorized by the Liquor Commission Rules and HRS.

Additionally subsection (b) any licensee failing to operate its business in compliance with its authorized class or category or ceasing to provide an activity permitted by its class or category may be reclassified or re-categorized by the Commission after notice and hearing in conformance with Chapter 91, Hawaii Revised Statutes.

Should any conditions change, KO TIKI will promptly notify the Honolulu Liquor Commission.

Under Hawaii Revised Statutes §281-1 "Hotel" means an establishment consisting of one or more buildings which contain such number of rooms as may be prescribed by the commission and in which rooms sleeping accommodations are provided and offered for adequate pay to transient or permanent guests.

Additionally under HRS §281-1, "Premises" or "Licensed premises" means the building and property that houses the establishment for which a license has been or is proposed to be issued; provided that in the case of class 12 hotel license, "premises" includes the hotel premises.

The Hotel establishment has 94 guest rooms and meets the number of rooms required by Liquor Commission Rule and provides and offers rooms with sleeping accommodations for adequate pay to transient or permanent guests.

KO TIKI will be including the entire hotel (except parking level and driveways) as the licensed premises.

Pursuant to HLC Rule §3-82-38.12; Requirements of a Hotel License. (a) Minimum requirements for a hotel license shall be an establishment consisting of one or more buildings containing at least fifty hotel guest rooms. Hotel licensees providing off-premises catering services shall have a kitchen approved by the Commission and located within the hotel property. Room service, self-service and service at private parties in areas which are the property and contiguous to the hotel are permitted.

The hotel has at least 50 hotel guest rooms and meets minimum requirements for a hotel license. KO TIKI has a full kitchen within the proposed licensed premises. There will be no room service of liquor or self service (mini bars) in the individual rooms.

LICENSING INVESTIGATIVE REPORT

DATE: December 13, 2021

SUBJECT: New Application No. 20-21570 from Ko Tiki LLC dba Ko Tiki LLC for a
Hotel General license at 2425 Kuhio Avenue Honolulu, HI 96815

LIMITED LIABILITY COMPANY STRUCTURE:

Ko Tiki LLC: was organized under the laws of the State of Hawaii on November 2, 2018 as a member-managed limited liability company.

February 21, 2020, changed from member-manager to manager-managed.
The Managers/ Members are:

	<u>Title</u>	<u>Ownership</u>
<u>Monaghan, Samuel</u>	<u>Manager/ Member</u>	<u>100%</u>
		100%

See **Exhibit A** for Personal History Affidavit of Samuel Monaghan. CJIS computer checks show no felony convictions.

FINGERPRINTS:

Samuel Monaghan was fingerprinted on June 21, 2021. HCJDC/ FBI Checks show negative for felony convictions.

FINANCIAL STATEMENT OF KO TIKI LLC, AS OF MARCH 9, 2020:

Applicant submitted a Financial Statement dated March 9, 2020, and corporate bank account statement was received by the Commission March 13, 2020, and was certified by the applicant to be substantially covered.

COST AND FINANCING:

According to the applicant \$400,000.00 has been spent on improvements and equipment have contribute funds to pay for the expenses.

TRADE NAME:

According to the Authorized Agent applicant intends to use its Company name "Ko Tiki LLC".

DESCRIPTION OF THE PROPOSED LICENSED PREMISES:

Location: The proposed licensed premises, identified as Bamboo Waikiki Hotel is located at 2425 Kuhio Avenue Honolulu, HI 96815.

- The hotel covers an area 134ft x 106ft, approximately 14,204 square feet
- There are a total of 96 rooms.
 - 94 guest rooms
 - 2 used for Storage/ Housekeeping
- Kitchen is located in the bar area approximately 9ft x 15ft
- Bar area, approximately 19ft x 19ft, located near the pool
- Dance floor covering an area approximately 100ft x 94ft, encompassing the area of both the pool and bar areas.
- ***NOTE:** The proposed licensed premises is zoned for a condominium property. **The hotel rooms identified in this application are privately owned. Individual unit owners have not submitted any approvals for the proposed sale service or consumption.** For further information refer to the issues with new application heading.

See **Exhibit B** for floor plan.

CHURCH, SCHOOL, OR PUBLIC PLAYGROUND WITHIN 500 FEET:

None.

SAME CLASS OF LICENSE WITHIN 500 FEET:

Waikiki Resort Hotel, Inc.
dba Waikiki Resort Hotel (L0036)
2460 Koa Ave. Honolulu, HI 96815
Approximately 320 feet from the proposed premises

SAME CLASS OF LICENSE WITHIN 500 FEET Continued:

Outrigger Hotels Hawaii
dba Ohana East (L0056)
150 Kaiulani Ave. Honolulu, HI 96815
Approximately 360 feet from the proposed premises

Kyo-ya Kaiulani, LLC
dba Princess Kaiulani Hotel (L0028)
120 Kaiulani Ave. Honolulu, HI 96815
Approximately 363 feet from the proposed premises

Kowa Waikiki, LLC
Espacio The Jewel of Waikiki (L0065)
2452 Kalakaua Ave. Honolulu, HI 96815
Approximately 437 feet from the proposed premises

Hyatt Corporation
dba Hyatt Regency Waikiki Beach Resort and Spa (L0006)
2424 Kalakaua Ave. Honolulu, HI 96815
Approximately 484 feet from the proposed premises

CURRENT NUMBER OF SAME CLASS ISSUED WITHIN THE CITY AND COUNTY OF HONOLULU:

As of December 13, 2021, there are 49 Hotel General/ Kind licenses issued within the City and County of Honolulu.

OTHER MATTERS PERTAINING TO THE APPLICATION WHICH MAY AFFECT ISSUANCE OF THE LICENSE:

Kind of Business:

- Applicant **will** provide food and beverage service to the hotel.
 - Operate the **Pool Bar**
 - Conducting restaurant operations
 - Prep food
 - Serve food and beverages
- “No room service will be provided: Guest will need to come down to the bar to order liquor and to be served liquor.”
- Hours of Operation: 7:00am to 10:00pm daily

OTHER MATTERS PERTAINING TO THE APPLICATION WHICH MAY AFFECT
ISSUANCE OF THE LICENSE Continued:

Kind of Business Continued:

- Applicant will only employ a manager and 15-20 additional employees
 - Will be restaurant employees of Ko Tiki LLC
 - Will perform duties of restaurant operation
- Applicant will have live Hawaiian Music
- Dancing will not happen daily, and is reserved for special occasions

Restaurant Lease Agreement: According to an unexecuted Restaurant Lease Agreement between **The Association of Apartment Owners of Bamboo (Lessor)** and **Ko Tiki LLC dba Ko Tiki Terrace Bar and Grill Waikiki (Lessee)** was effected on December 15, 2018.

...demised and lease unto Lessee and Lessee hereby accepts and rents from Lessor, that certain space of **approximately 1,000 square feet...**referred to herein as the **“Pool Bar”...**

The term shall begin May 1, 2019, and end April 30, 2024, with the option to extend 2 terms of sixty (60) months each.

According to Ross Shinsato, Authorized agent, this Restaurant Lease Agreement has been **executed**.

ISSUES WITH NEW APPLICATION:

ISSUE #1. Applicant will only provide food and beverage service to the hotel. **This application is for a hotel general license, further indicated to license the entire hotel property.**

According to authorized agent Shinsato, the applicant does not have control over the hotel operations or the hotel’s employees

Exhibit C-1. In an email dated October 25, 2021, authorized agent Ross Shinsato, represented to the Commission that Ko Tiki LLC will perform duties of the restaurant operations. They will prep food, serve food and beverages and other duties for a food and beverage operation. Additionally, Ko Tiki will provide food and beverage service for the hotel. Shinsato added that Ko Tiki, will not work at the front desk, do housekeeping or provide bell service.

ISSUES WITH NEW APPLICATION Continued:

Exhibit C-1, Continued. In the same email, November 8, 2021, Shinsato responded to the Commission that the applicant will exclusively operate food and beverage services only and **Castle Resorts will be providing the other hotel services to its guests (front guest, room service, housekeeping, or provide bell service).** According to the email, the **applicant will also not dictate and give guidance regarding the hotel daily operations.** Shinsato added that the hotel operations and employees will not be staffed by the applicant Ko Tiki LLC.

ISSUE #2. According to the submitted documents by the applicant, which states their conveyance of use of a “Pool Bar” as the premises and not the hotel. Additionally, the agreement states the applicant to apply for a restaurant liquor license with entertainment. **This agreement further indicates that the proposed premises is a condominium, managed by Aqua-Aston Hospitality as a resort.**

Exhibit C-2. According to the applicant’s submission of an unexecuted “Restaurant Lease Agreement”, effective December 15, 2018, by and between The Association of Apartment Owners of Bamboo (Lessor) and **Ko Tiki LLC (Lessee)**, states per Article 7. Use of Premises, Lessee (Ko Tiki LLC/ Applicant) will use the Pool Bar during the term hereof for the sole purpose of food and beverage service with live entertainment and related retail, and for no other purpose without Lessor’s prior written consents and grants Lessee the non-exclusive use of the Pool Bar and surrounding common area to serve food, liquor and beverages, and related retail. Accordingly, Lessor grants **Lessee the right to apply for a restaurant liquor license with entertainment, and the right to serve the hotel.**

Under the agreement subsection, e...**Lessee’s use of the Pool Bar shall be subject to the Declaration of Condominium Property Regime, the Bylaws and House Rules of the Project and to applicable laws, as they may change from time to time.** Lessee acknowledges that Lessee has had an opportunity to investigate the applicable laws, and zoning restrictions covering the demised Pool Bar.

ISSUES WITH NEW APPLICATION Continued:

Exhibit C-2 Continued: In Article 35, titled, "Special Conditions", of the restaurant Lease Agreement, the **Lessee is aware that the Bamboo is a condominium, managed by Aqua-Aston Hospitality as a resort**, subject to compliance with all laws, ordinances and regulations of the City and County of Honolulu and / or State of Hawaii and/ or Federal laws which may be applicable.

ISSUE #3. The landlord authorization submitted is from Bamboo AOA, which is a condominium association. **The proposed licensed premises is zoned for a condominium property. The hotel rooms identified in this application are privately owned by various owners. Individual unit owners have not submitted any approvals for the proposed sale or consumption of liquor within their property.**

Exhibit C-3. According to the applicant's submission of HLC Form LIQ-LIC-142 Landlord Authorization for Sale and Service of Liquor, Bamboo AOA's Board President Bruce Cornell, consents to the applicant's application, to obtain a hotel license, to license entire hotel building and property, and to sell liquor for consumption.

Exhibit C -4. According to the applicant's submission, Bruce Cornell submitted a letter to the Commission dated May 7, 2021, and received by the Commission on June 3, 2021, stating that a notice was sent to all members of the Bamboo Association of Apartment Owners with regard to the Hotel Class Liquor License application of Ko Tiki LLC. It further stated, **"To date I have not received objections from any member of the Bamboo Association of Apartment Owners."**

ISSUE #4. The applicant has landlord consent from the Association Board President to consent of the use of the entire hotel property, however each individual unit is privately owned. Additionally, the applicant does not have any exclusive possession and control of the hotel operations or the hotel's business, as the hotel is already being managed and operated by Aqua-Aston Hospitality. The applicant's application for the proposed class of license (Hotel) based on the applicant's business plan and description of its business would not meet the definition of hotel under HRS §281-1.

According to Rules of the Commission §3-82-31.2 Conduct of Business.
(a), **Licensees are prohibited from conducting any business except as authorized by the Commission.**

ISSUES WITH NEW APPLICATION Continued:

ISSUE #4 Continued. Additionally subsection (b) **any licensee failing to operate its business in compliance with its authorized class or category or ceasing to provide an activity permitted by its class or category** may be reclassified or re-categorized by the Commission after notice and hearing in conformance with Chapter 91, Hawaii Revised Statutes.

Under Hawaii Revised Statutes §281-1 “Hotel” means an establishment consisting of one or more buildings **which contain such number of rooms as may be prescribed by the commission and in which rooms sleeping accommodations are provided and offered for adequate pay to transient or permanent guests.**

Additionally under HRS §281-1, “Premises” or “Licensed premises” means the building and property that houses the establishment for which a license has been or is proposed to be issued; **provided that in the case of class 12 hotel license, “premises” includes the hotel premises.**

Pursuant to HLC Rule §3-82-38.12; Requirements of a Hotel License. (a) Minimum requirements for a hotel license shall be an establishment consisting of one or more buildings containing at least fifty hotel guest rooms. Hotel licensees providing off-premises catering services shall have a kitchen approved by the Commission and located within the hotel property. Room service, self-service and service at private parties in areas which are the property and contiguous to the hotel are permitted.

Summary of issues:

Based on the following aforementioned issues, the applicant Ko Tiki LLC, does not meet the following requirements for a hotel general license as stated below:

- Aqua-Aston Hospitality is the hotel operator on the property
- Aqua-Aston Hospitality is providing the hotel service to its guest (Front desk, room service, housekeeping, or provide bell service)
- The applicant (Ko Tiki LLC) **will not** dictate or give guidance regarding the hotels daily operations.
- The proposed premises, Bamboo is a condominium, managed by Aqua-Aston Hospitality as a resort.

ISSUES WITH NEW APPLICATION Continued:

Summary of issues continued:

- Hotel rooms identified in this application are privately owned by various owners. It is **unknown if the sale, service, and consumption of liquor is allowed within each privately owned unit.**
- Individual unit owners have not submitted any approvals for the proposed sale or consumption of liquor within their property
- Ko Tiki LLC's business is not to operate the hotel.
- Ko Tiki LLC **will not** have control to guest rooms and would be unable to provide rooms for sleeping accommodations for adequate pay to transient or permanent guest.

ZONING CLEARANCE:

A valid Department of Planning and Permitting zoning clearance dated March 19, 2020, was received by the Commission on June 15, 2020.

HAWAII REVISED STATUTES SECTION 281-56(a)(9) STATEMENT:

As of December 13, 2021, there are no known potential adverse effects on the surrounding community specific to the premises. All potential adverse effects reported staff before the Public Hearing will be forwarded to the Commission for its consideration.

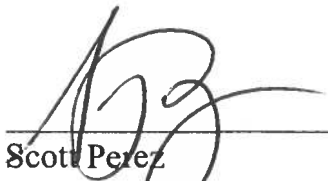
NEIGHBORHOOD BOARD NOTIFICATION:

The applicant shall directly notify the chair of the neighborhood board in which the applicant's place of business is located, in writing and delivered by certified mail, return receipt requested. The return receipt from the certified mailing shall be submitted to the Liquor Commission before a liquor license is issued.

OPINION:


In my opinion it appears that the applicant does **not** meet the requirements for a hotel liquor license, based on the following:

1. Ko Tiki LLC (Applicant) will **only provide Food and beverage services** within the hotel, and **not** daily hotel operations.
2. Article 35. States “**Lessee is aware that the Bamboo is a condominium, managed by Aqua-Aston hospitality as a Resort.**
3. The applicant has an **executed Restaurant Lease Agreement** identifying Lessor allowing the applicant to **apply for a Restaurant Liquor License**, for the space identified as **1,000 square foot Pool Bar.**
4. Per HLC Rule §3-82-38.12, Requirements of a Hotel License; the applicant does not meet the requirements of a Hotel liquor license.



Scott Perez
Licensing Investigator

Reviewed by:

 12/17/2021

Daniel Sato
Supervising Investigator wh

LIQUOR COMMISSION
CITY AND COUNTY OF HONOLULU
711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249
PHONE (808) 768-7300 • FAX (808) 768-7311
INTERNET ADDRESS: www.honolulu.gov/liq

RECEIVED
LIQUOR COMMISSION
CITY AND COUNTY OF HONOLULU

2020 MAR 13 A 10:45

PERSONAL HISTORY AND AFFIDAVIT

Rule 3-83-53.1

NAME MONAGHAN SAMUEL N/A SOCIAL SECURITY NO. _____
Last, First Middle Maiden
HOME ADDRESS _____ APT. NO. _____ TELEPHONE NOS.: _____
CITY _____ STATE _____ ZIP CODE _____ HOME () _____
BUS. () _____
PLACE OF BIRTH _____ DATE OF BIRTH _____ AGE _____ MARITAL STATUS _____
(City, State) (MM/DD/YYYY)
NO. OF YEARS COMPLETED IN HIGH SCHOOL _____ YEAR COMPLETED 1997 NAME OF SCHOOL YOKOHAMA INTERNATIONAL CHRISTIAN ACADEMY
(Include City and State)
NO. OF YEARS COMPLETED IN COLLEGE 2 YEAR COMPLETED 1999 NAME OF COLLEGE INDIAN RIVER COMMUNITY COLLEGE VERO BEACH
(Include City and State) FLORIDA
OTHER EDUCATION _____

CITIZENSHIP* U.S. CITIZEN DATE ARRIVED IN HAWAII (if applicable) _____
*(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

EMPLOYMENT RECORD (from the time school was completed to present):

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
1999/8	2000/8	TOUR GUIDE	K.S. HAWAII	WAIKIKI
2000/9	2001/5	ART SALES	CHRISTIAN LASSEN	WAIKIKI
2001/11	2003/4	ART SALES	DIAMOND HEAD GALLERY	WAIKIKI
2004/5	2006/6	ART SALES	WYLAND GALLERY	WAIKIKI
2006/7	2007/1	BUSINESS CONSULTANT	DORM TECH HAWAII	WAIKIKI
2007/1	2007/6	VOLUNTEER	HOKULEA / JAPAN VOYAGE	WVU
2007/8	2009/6	ART SALES	PETER LIK GALLERY	WAIKIKI
2009/7	2011/7	SELF EMPLOYED LUNCH WAGON		WAIKIKI
2011/8	2016/8	KAPAHULU SAM'S KITCHEN		KAPAHULU
2016/9	2018/12	SAM'S KITCHEN		WAIKIKI
2019/01	TO PRESENT	SAME COMPANY PLATE LUNCH		WAIKIKI
(2001 ~ PRESENT) OCCASIONAL T.V. HOST FOR TRAVEL SHOW				

(If additional space is needed, please use reverse side)

NOTARY INITIAL _____

List your experience in the liquor industry: UP TO THIS MOMENT I HAVE FOCUSED
ON FAST FOOD SERVICE. I HAVE COMPLETED A NEW
BUSINESS WITH SEVERAL INVESTORS AND HOPE TO SERVE
ALCOHOL TO BOTH THE NEW RESTAURANT AND ENCOMPASSING
HOTEL. WE WILL HIRE PROFESSIONAL BAR TENDERS &
MIXOLOGISTS.

Will you devote time to manage the subject business? ☒ Yes ☐ No

If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, SAMUEL MONAGHAN, of _____

(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have/ ☒ have not been convicted of any felony charge.

Signature



FOR NOTARY USE ONLY

STATE OF HAWAII
City and County of Honolulu

SS.

On this 19th day of Feb. in the year of 2020 personally appeared Samuel Monaghan
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the
aforementioned instrument in free act and deed

NOTARY CERTIFICATION

Date of Doc 2/19/2020 # of Pages 2
Notary Name: Fabian Susuico Circuit 1
Doc. Description Personal History Affidavit

2/19/2020
Date

Notary Signature

(Place Notary Stamp or Seal here)

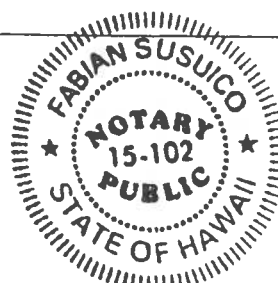
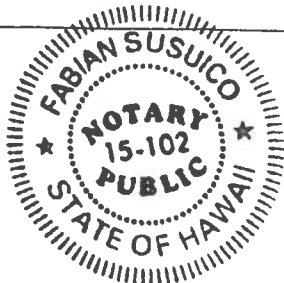
Subscribed and sworn to before me this

19th day of Feb. 2020

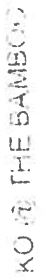
Print Name Fabian Susuico
Notary Public, State of Hawaii

My commission expires 03/15/2023

(Place Notary Stamp or Seal here)



Jacuzzi



BAR / RESTAURANT DETAIL

0077
100-100000
100

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C&C OF HONOLULU

2020 MAR 13 A 10: 48

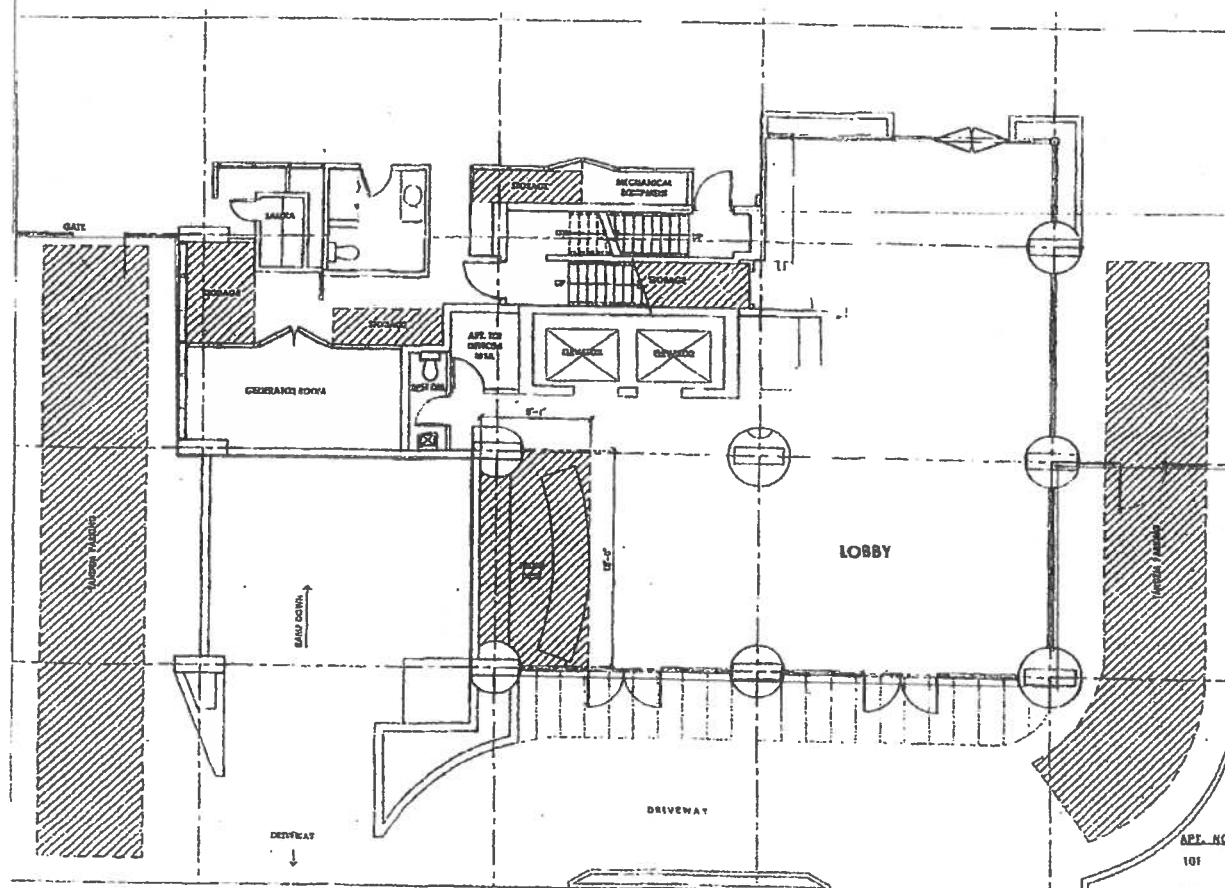
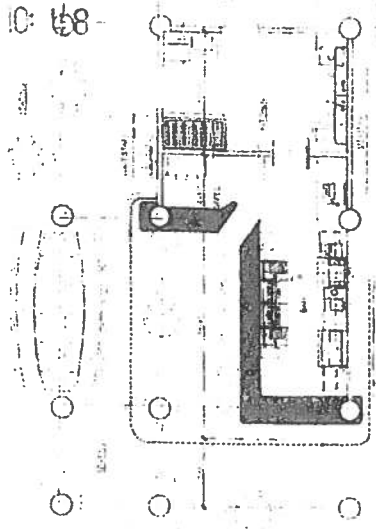
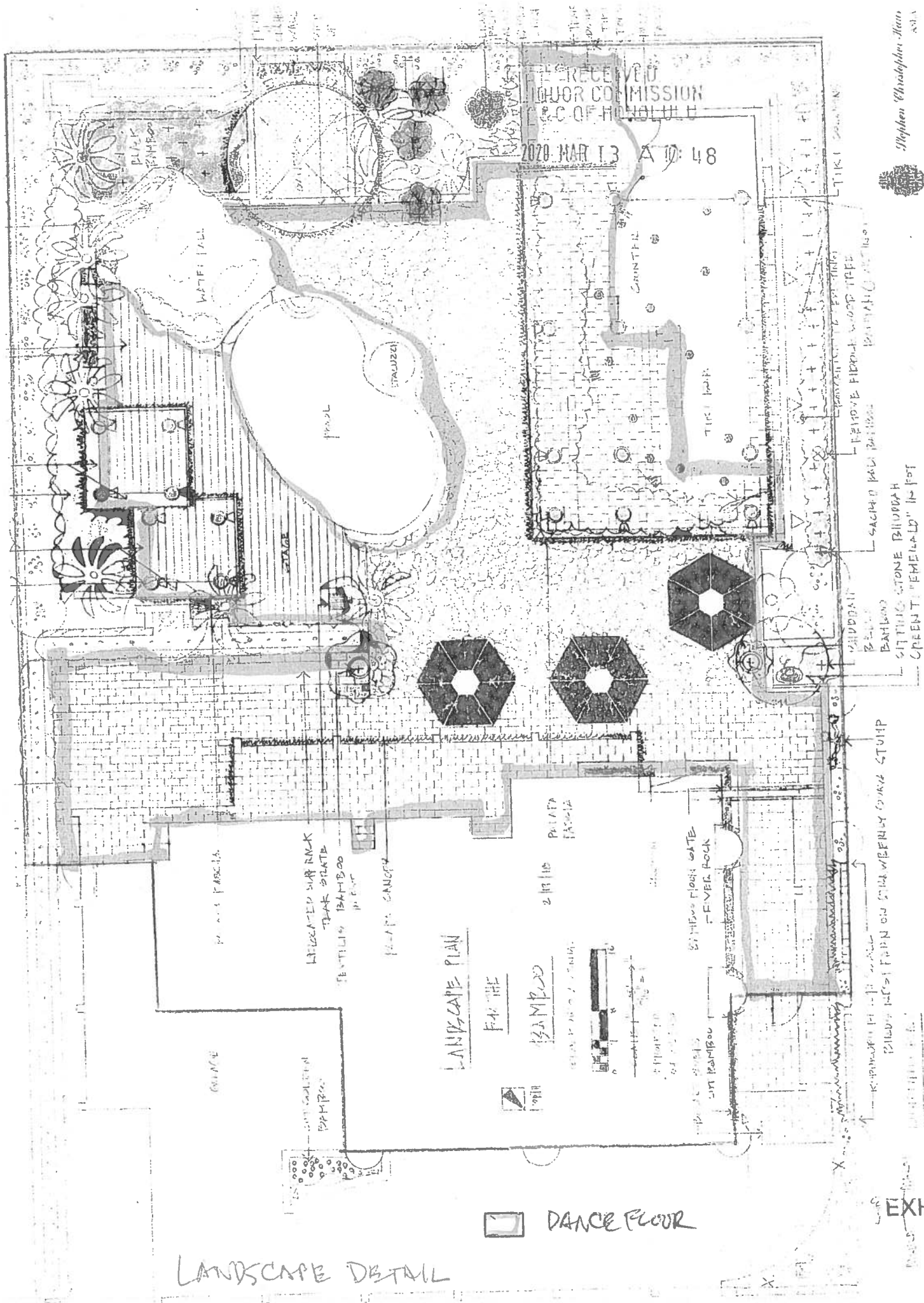


EXHIBIT B

20T PLAN



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 2020 MAR 13 AM 10:48

Stephen Christopher Hain
 ASLA

LANDSCAPE PLAN

SCALE

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000

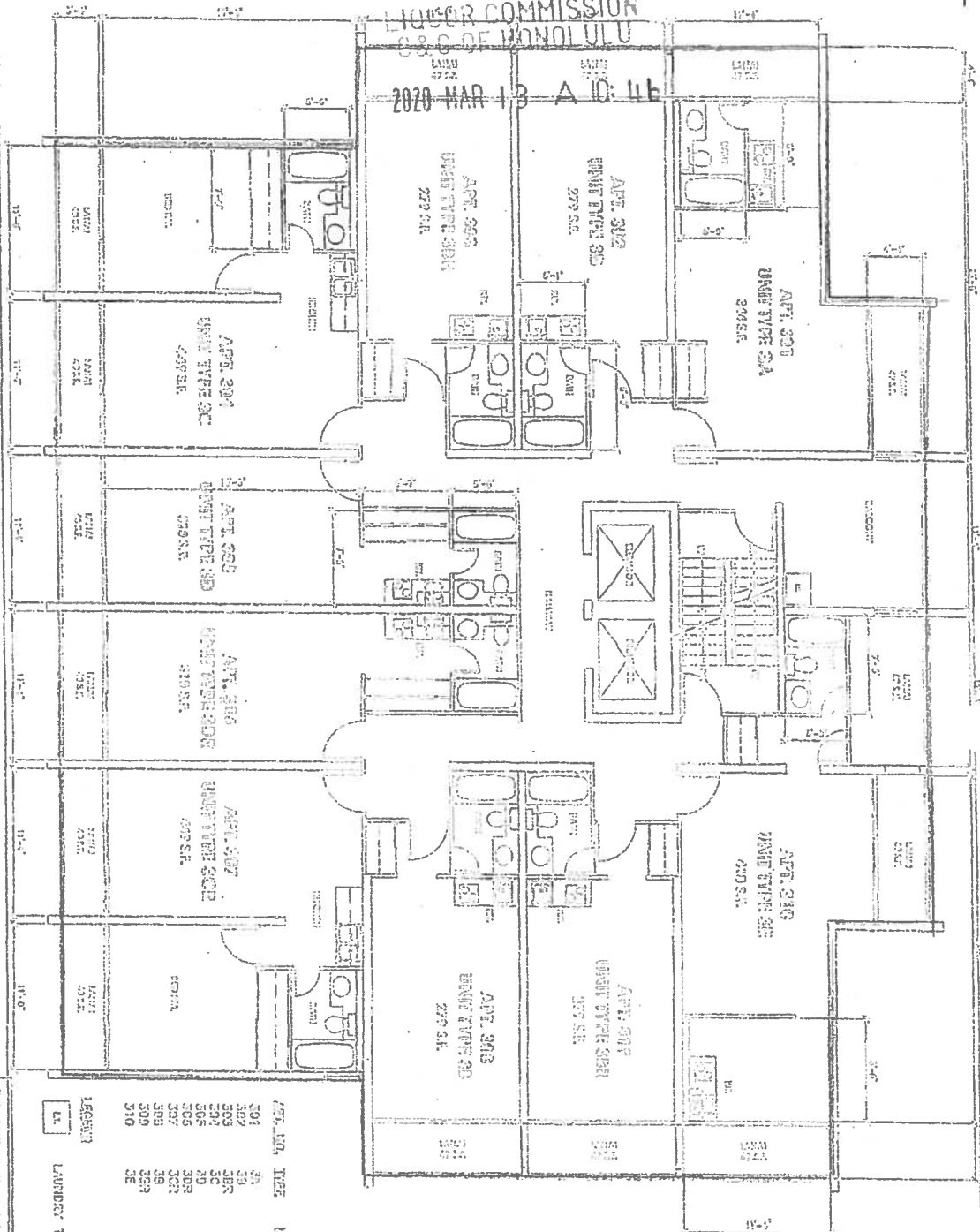


DANCE FLOOR

LANDSCAPE DETAIL

EXHIBIT B

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C&G OF HONOLULU
2020 MAR 13 A 10:46



FLOOR PLAN

THE OFFICIALS OF THE CITY AND COUNTY OF HONOLULU, HAWAII, HEREBY CERTIFY THAT THIS FLOOR PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE CITY AND COUNTY OF HONOLULU, HAWAII, FOR RECORDING AND THAT THE SAME HAS BEEN RECORDED IN THE OFFICE OF THE CITY AND COUNTY OF HONOLULU, HAWAII, AND IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE CITY AND COUNTY OF HONOLULU, HAWAII, FOR RECORDING.

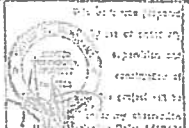
UNIT NO.	TYP.	UNIT AREA	LAND AREA
201	3A	3,64 S.F.	49'-0" x 68' S.F.
202	3B	2,720 S.F.	49' S.F.
203	3C	2,720 S.F.	49'-0" x 68' S.F.
204	3D	2,720 S.F.	49'-0" x 68' S.F.
205	3E	3,100 S.F.	49' S.F.
206	3F	3,100 S.F.	49'-0" x 68' S.F.
207	3G	2,720 S.F.	49' S.F.
208	3H	2,720 S.F.	49'-0" x 68' S.F.
209	3I	2,720 S.F.	49' S.F.
310	3J	4,710 S.F.	49'-0" x 68' S.F.

LEGEND

LAUNDRY TRAY

EXHIBIT B

RAMBOO
2125 KUHIO AVENUE
HONOLULU, HAWAII 96815
TEL: 808-521-1177

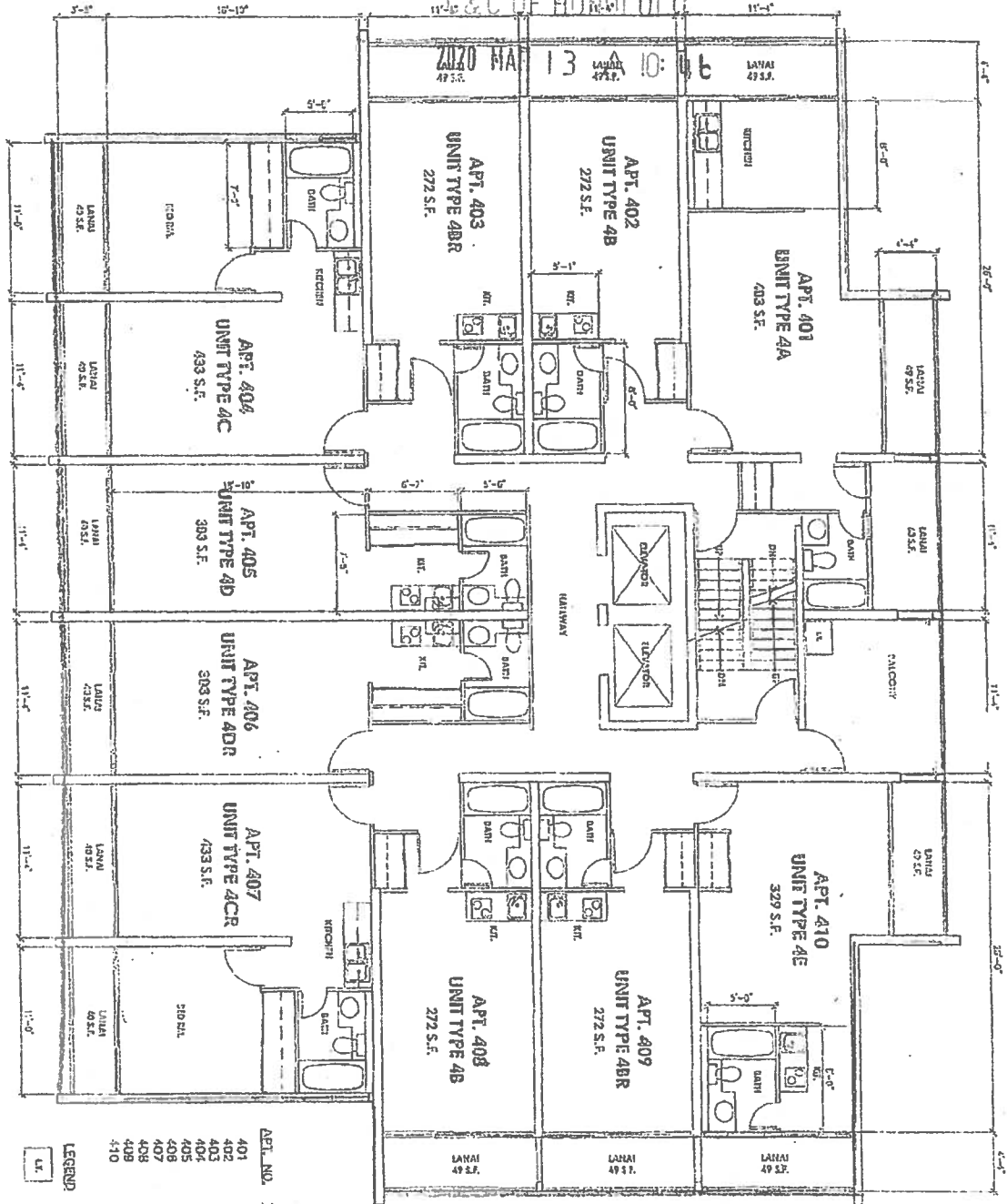


USHIJIMA
ARCHITECTS
INC.

1157 Kalia Road, Suite 200
Honolulu, HI 96813
Tel: 808-955-1111
Fax: 808-955-1112

Scale: 1" = 10'-0"

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C & C OF HONOLULU



FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

THE CONSTRUCTION OF THIS CONDOMINIUM PROJECT, WHICH INCLUDES THIS FLOOR PLAN, IS SUBMITTED TO THE LIQUOR COMMISSION, HONOLULU, HAWAII, FOR REVIEW AND APPROVAL. THE LIQUOR COMMISSION, HONOLULU, HAWAII, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE LIQUOR COMMISSION, HONOLULU, HAWAII, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

LEGEND
LAUNDRY TRAY

APT. NO.	TYPE	LIVING AREA	LANAI AREA
401	4A	403 S.F.	49+49+63=161 S.F.
402	4B	272 S.F.	49 S.F.
403	4B	272 S.F.	49 S.F.
404	4C	433 S.F.	40+40=80 S.F.
405	4D	389 S.F.	40 S.F.
406	4D	383 S.F.	40 S.F.
407	4D	433 S.F.	40+40=80 S.F.
408	4B	272 S.F.	49 S.F.
409	4B	272 S.F.	49 S.F.
410	4E	329 S.F.	49+49=98 S.F.

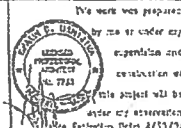
EXHIBIT B

Sheet 6 of 18
A-5

FOURTH FLOOR PLAN
Scale: 1/8" = 1'-0"
Date: OCT. 28, 2003
Drawing No. 20
Contract No. 20

Revision	By	Date
1	Ushijima Architects Inc.	10/28/03

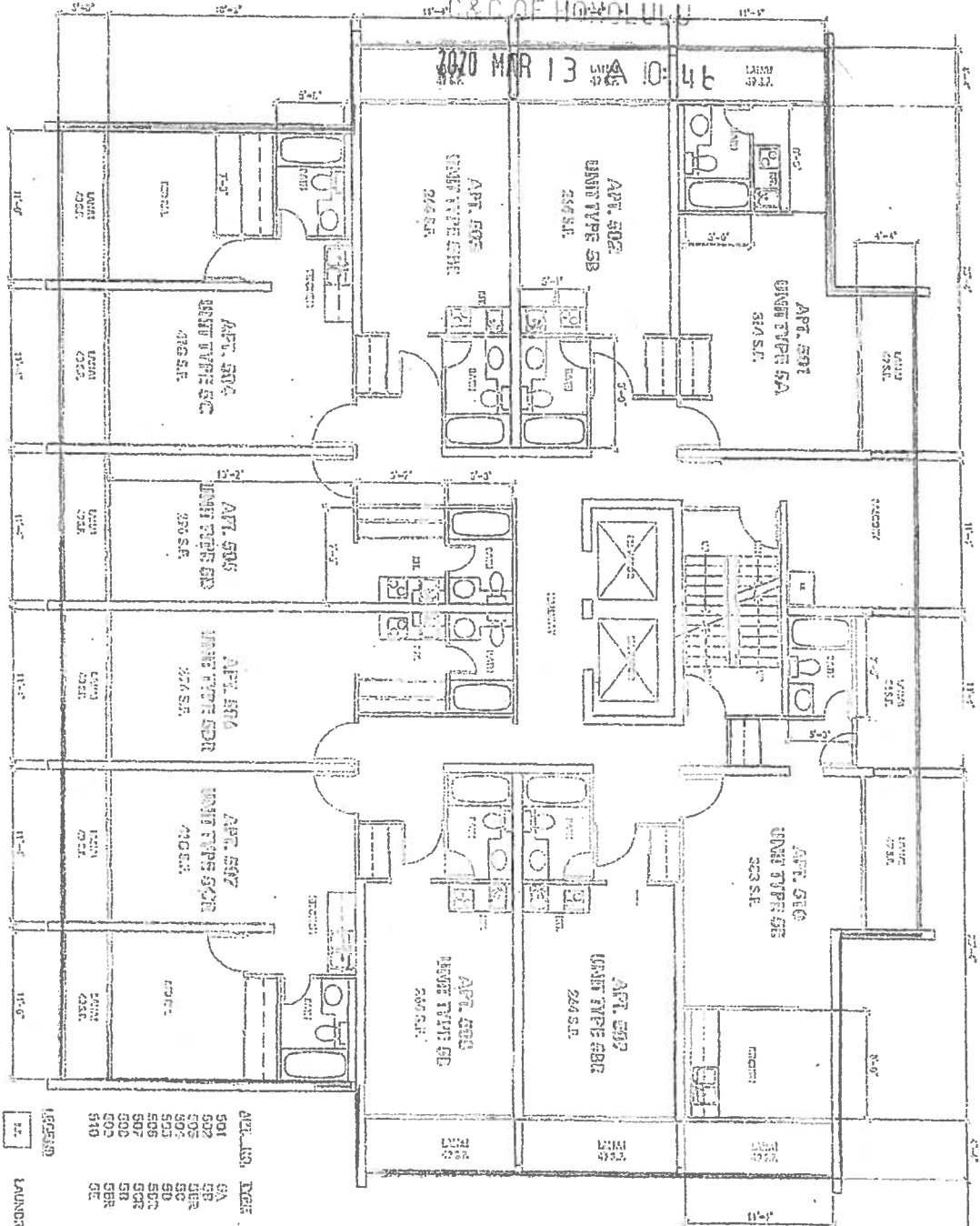
BAMBOO
2425 KUKUO AVENUE
HONOLULU, HAWAII 96816
T.A.R.: 2-6-23: 67



USHIJIMA ARCHITECTS INC.
1110 University Avenue - Suite 301
Honolulu, Hawaii 96813
Tel: 522-5455
Fax: 522-5456

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2020 MAR 13 10:46



4TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

THIS FLOOR PLAN, DRAWING NO. 401, IS A REPRODUCTION OF THE ORIGINAL DRAWING, WHICH REMAINS THE PROPERTY OF THE ARCHITECT, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR USE OF THIS FLOOR PLAN FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.

APART. NO.	TYPE	LIQUOR AREA	LIQUOR AREA
401	5A	80 S.F.	49'-4 1/2" x 8'-0" S.F.
402	5B	264 S.F.	48' S.F.
403	5B	264 S.F.	48' S.F.
404	5B	264 S.F.	48' S.F.
405	5B	264 S.F.	48' S.F.
406	5B	264 S.F.	48' S.F.
407	5B	264 S.F.	48' S.F.
408	5B	264 S.F.	48' S.F.
409	5B	264 S.F.	48' S.F.
410	5B	263 S.F.	48' S.F.

LAUNDRY TRAY

EXHIBIT B

BAMBOO
2025 KUNIO AVENUE
HONOLULU, HAWAII 96815
PHONE: 525-2247



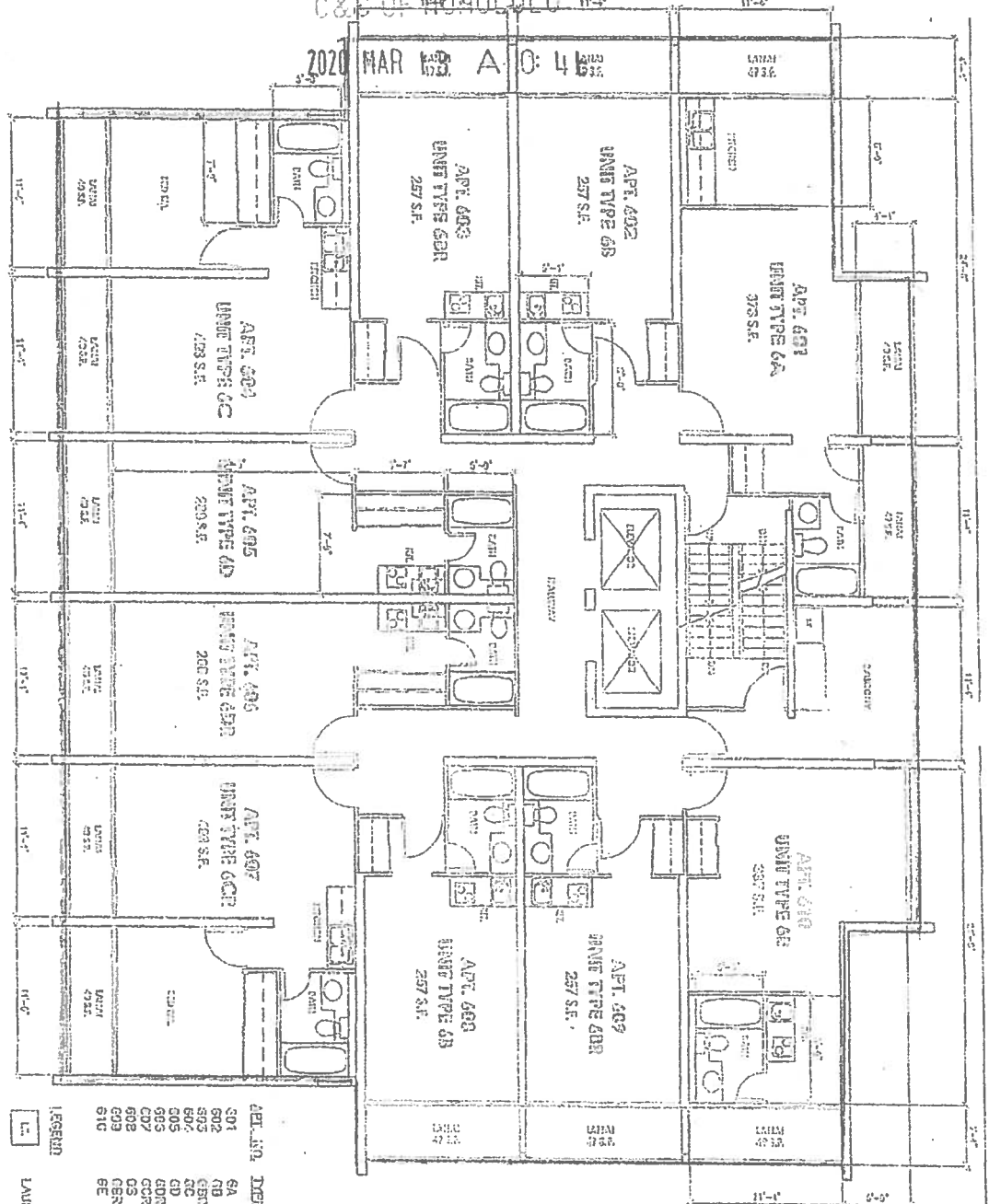
USHIJIMA ARCHITECTS INC.

1115 KUMULI DRIVE, SUITE 201
HONOLULU, HAWAII 96813
PHONE: 525-2247
FAX: 525-2248

7 of 10

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3RD FLOOR PLAN
CONTINUED

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APT. NO.	TYPE	LAUNDRY AREA	LAUNDRY AREA
301	6A	373 S.F.	48-49-70-130 S.F.
302	6B	237 S.F.	49 S.F.
303	6C	237 S.F.	49 S.F.
304	6D	237 S.F.	49 S.F.
305	6E	237 S.F.	49 S.F.
306	6F	237 S.F.	49 S.F.
307	6G	237 S.F.	49 S.F.
308	6H	237 S.F.	49 S.F.
309	6I	237 S.F.	49 S.F.
310	6J	237 S.F.	49 S.F.

LEGEND
LAUNDRY TRAY

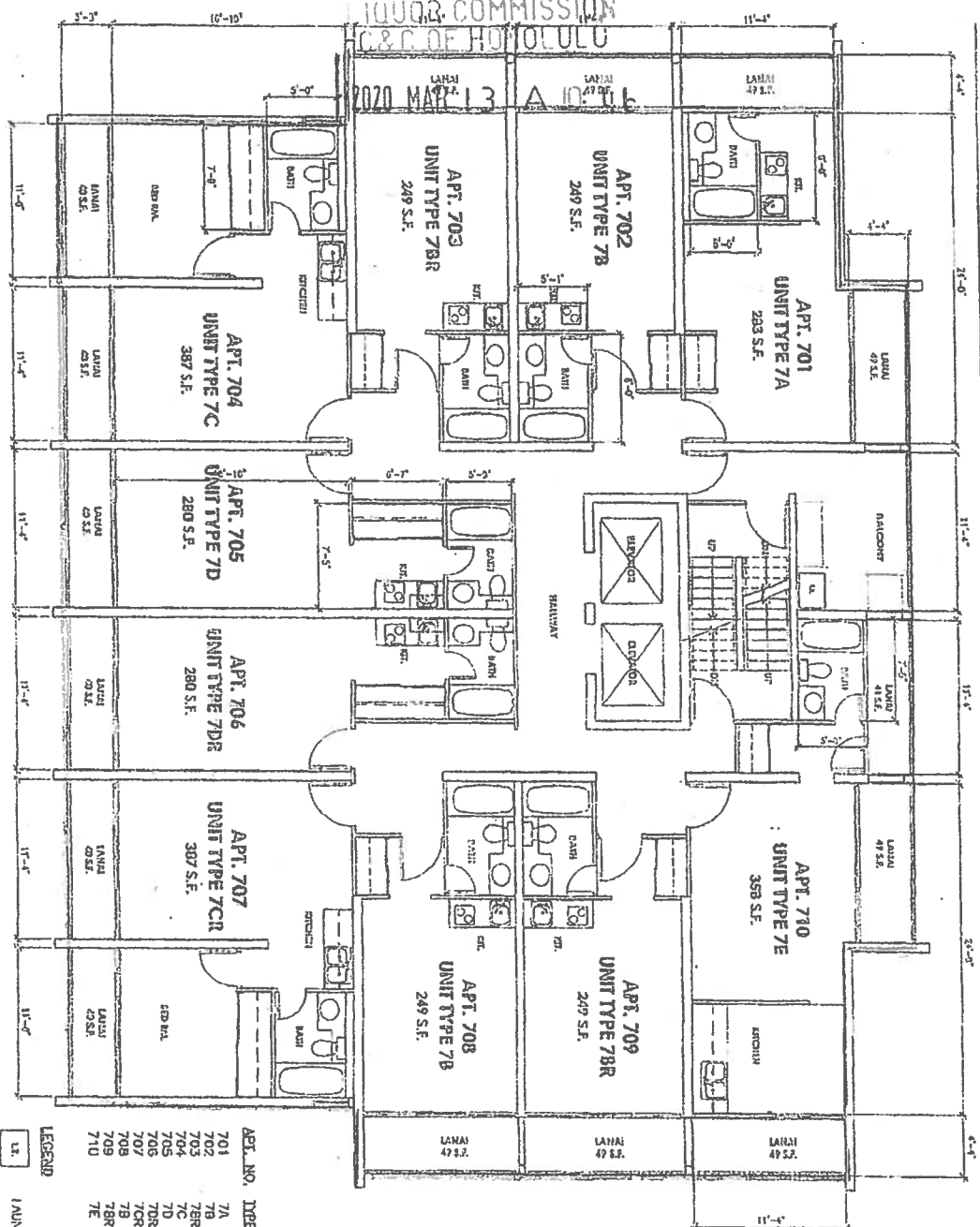
EXHIBIT B

BAMBOO
2425 KUKU AVENUE
HONOLULU, HAWAII 96815
TEL: 808-425-47



USHIJIWA ARCHITECTS INC.
1112 Kalia Avenue, Suite 310
Honolulu, Hawaii 96813
Tel: 808-941-0212
Fax: 808-941-0214
E-mail: ushijiwa@ushijiwa.com

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2020 MAR 13



SEVENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

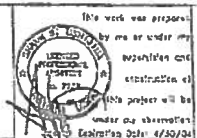
APT. NO.	TYPE	LANDING AREA	LANDING AREA
701	7A	283 S.F.	49'-4" x 9'-8" S.F.
702	7B	249 S.F.	49 S.F.
703	7BR	249 S.F.	49'-4" x 9'-8" S.F.
704	7C	347 S.F.	40'-0" x 8'-0" S.F.
705	7D	280 S.F.	40 S.F.
706	7DR	280 S.F.	40'-0" x 8'-0" S.F.
707	7CR	387 S.F.	49 S.F.
708	7B	249 S.F.	49'-4" x 9'-8" S.F.
709	7BR	249 S.F.	49 S.F.
710	7E	358 S.F.	49'-4" x 9'-8" S.F.

LEGEND
LA LANDING TRAY

THE INFORMATION ON THIS FLOOR PLAN IS BASED ON THE RECORDS OF THE PROJECT AND THE DESIGNER'S FIELD SURVEY. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND HAS FOUND NO DISCREPANCIES BETWEEN THE RECORDS AND THE FIELD SURVEY. THE DESIGNER HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND HAS FOUND NO DISCREPANCIES BETWEEN THE RECORDS AND THE FIELD SURVEY.

THESEAN FLOOR PLAN
DATE: 03.28.2005
BY: JF
CHECKED: SJ
DESIGNED: SJ

BAMBOO
2425 KUHIO AVENUE
HONOLULU, HAWAII 96815
T.M.K.: 2-6-231-67

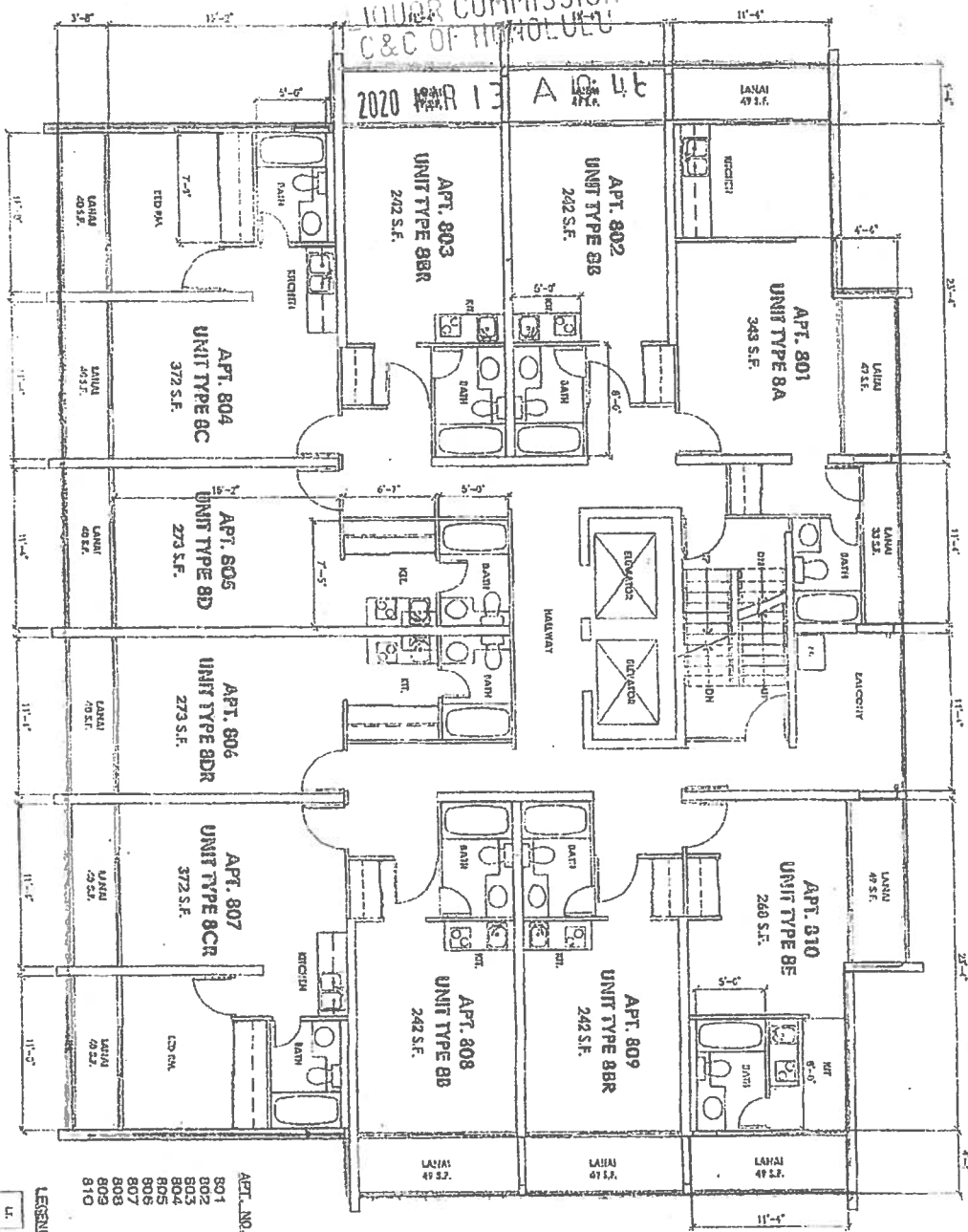


USHIJIMA ARCHITECTS INC.

1610 University Avenue, Suite 310
Honolulu, Hawaii 96822
Tel: 808-953-8264
Fax: 808-953-4510

EXHIBIT B

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EIGHTH FLOOR PLAN
SCALE 1/4" = 1'-0"

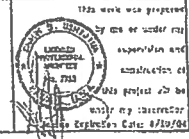
THE ARCHITECTURE BY DR. THE CONSULTANT PROJECT, WHICH INCLUDES THIS SHEET, IS PROVIDED ONLY TO SHOW THE LAYOUT, DIMENSIONS, MATERIALS, AND CONSTRUCTION OF THE BUILDING. NO TO BE USED FOR ANY OTHER PURPOSES. THE ARCHITECT AND CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS SHEET.

LEGEND
LAUNDRY TRAY

APT. NO.	TYPE	LIVING AREA	LAUNDRY AREA
801	BA	343 S.F.	49-19-53-121 S.F.
802	BA	242 S.F.	49 S.F.
803	BA	242 S.F.	49 S.F.
804	BA	242 S.F.	49 S.F.
805	BA	242 S.F.	49 S.F.
806	BA	242 S.F.	49 S.F.
807	BA	242 S.F.	49 S.F.
808	BA	242 S.F.	49 S.F.
809	BA	242 S.F.	49 S.F.
810	BA	242 S.F.	49 S.F.

Section	By	Date
1	DR	10/18/2003
2	DR	10/18/2003
3	DR	10/18/2003
4	DR	10/18/2003
5	DR	10/18/2003
6	DR	10/18/2003
7	DR	10/18/2003
8	DR	10/18/2003
9	DR	10/18/2003
10	DR	10/18/2003

BAMBOO
2425 KUHIO AVENUE
HONOLULU, HAWAII 96815
T.M.X.: 2-5-23: 67



USHIJIMA ARCHITECTS INC.
1110 University Avenue • Suite 310
Honolulu, Hawaii 96813
Tel: 533-8448 • Fax: 533-8449

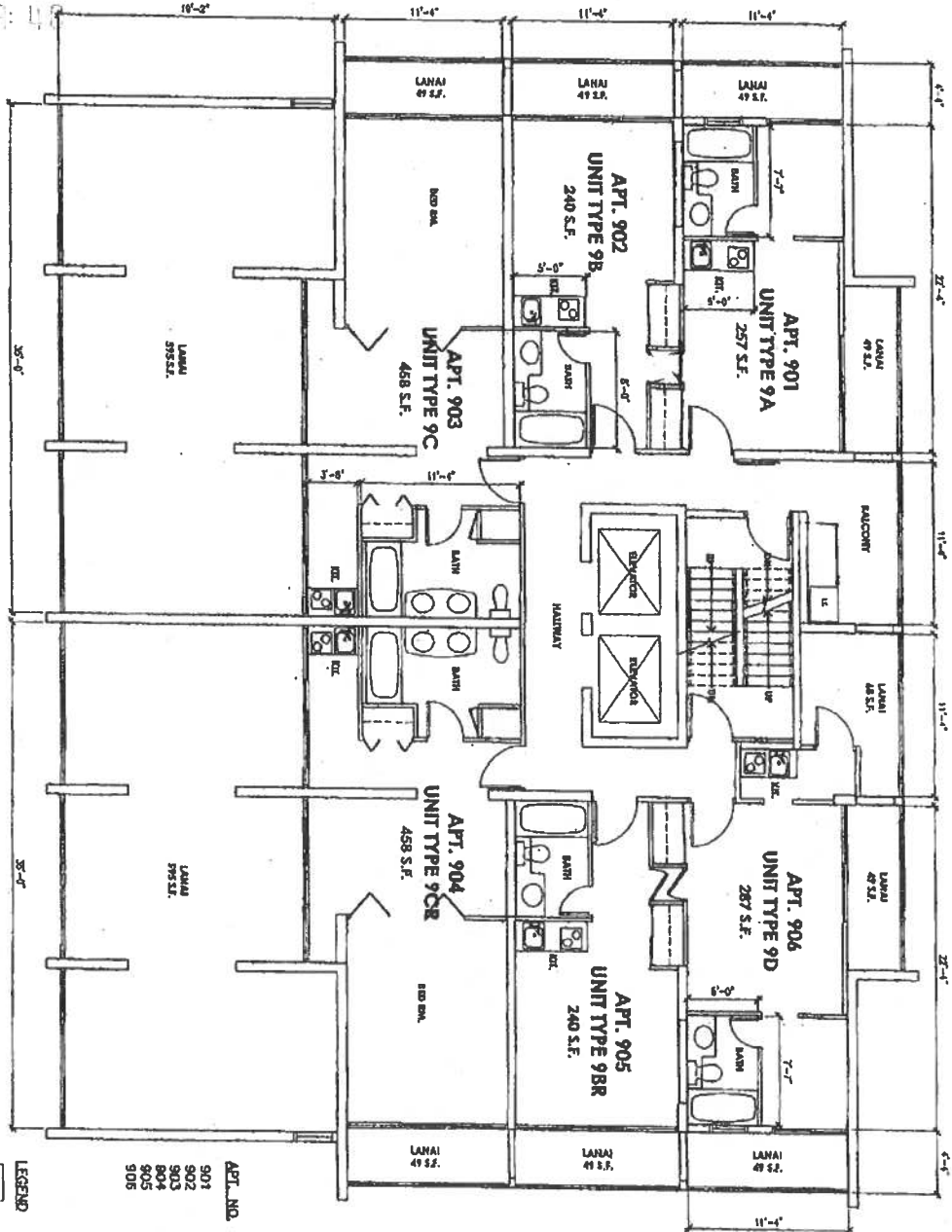
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C&C OF HONOLULU

2021

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20-21570



NINTH FLOOR PLAN
SCALE 1/8" = 1'-0"

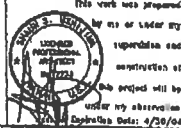
THE CONSTRUCTION MAP FOR THIS CONDOMINIUM PROJECT, WHICH INCLUDES THIS SHEET, IS PREPARED ONLY TO SHOW THE LAYOUT, LOCATION, APARTMENT NUMBERS AND DIMENSIONS OF THE APARTMENTS AND TO STATE THE NAME OF THE CONDOMINIUM, AS REQUIRED BY SECTION 216-12, HAWAII REVENUE STATUTES, AS AMENDED, AND IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES, INCLUDING BUT NOT LIMITED TO, THE DESIGN OF STRUCTURAL OR MECHANICAL SYSTEMS.

LEGEND
L.L. LAUNDRY TRAY

APT. NO.	TYPE	LIVING AREA	LANAI AREA
901	9A	257 S.F.	49+49=98 S.F.
902	9B	240 S.F.	48 S.F.
903	9C	458 S.F.	558+49=607 S.F.
904	9CR	458 S.F.	558+49=607 S.F.
905	9BR	240 S.F.	48 S.F.
906	9D	267 S.F.	49+49+98=196 S.F.

Sheet 11 of 18 Sheets
A-10

BAMBOO
2428 KUNIO AVENUE
HONOLULU, HAWAII 96815
T.M.K.: 2-1-23: 17



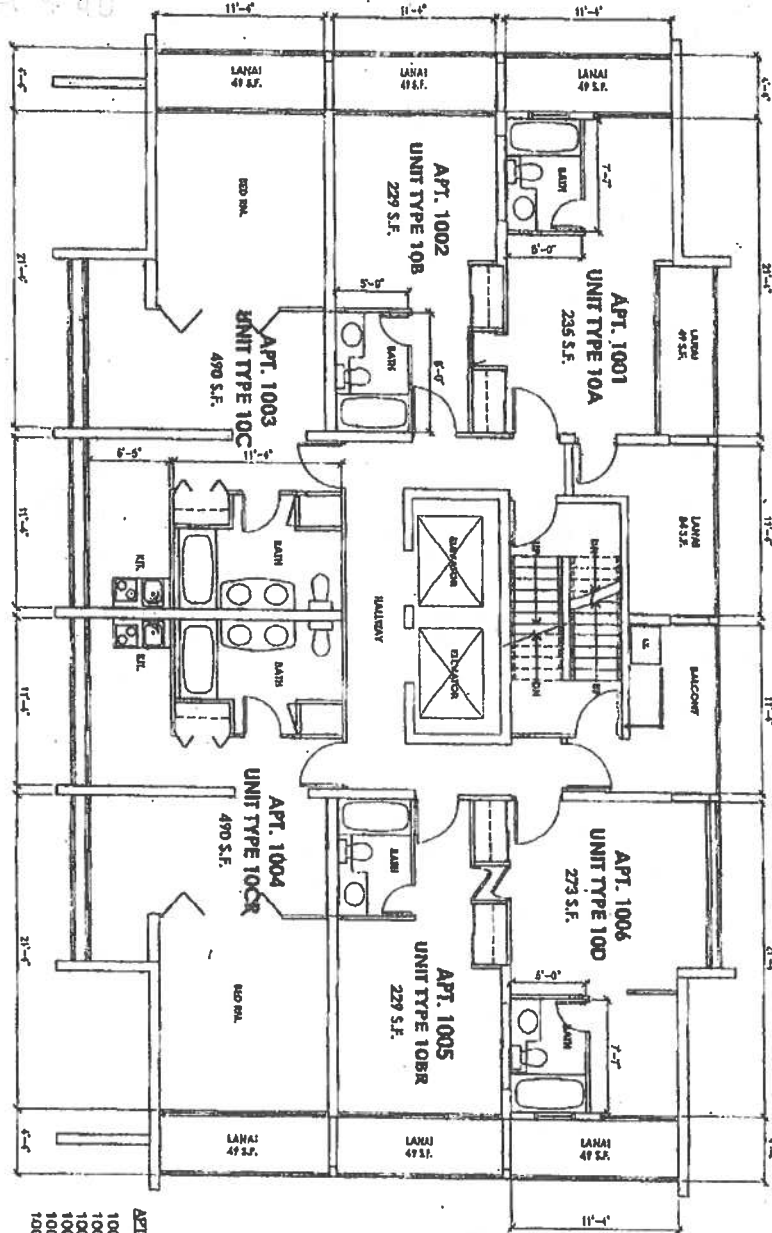
USHIJIMA ARCHITECTS INC.

1118 University Avenue, Suite 201
Honolulu, Hawaii 96813
Tel: 808-944-1514
Fax: 808-944-6374

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2021
JAN - 5 A 9:40



TENTH FLOOR PLAN
SCALE 1/8"=1'-0"

APT. NO.	TYPE	LIVING AREA	LANAI AREA
1001	10A	235 S.F.	49+45+84=182 S.F.
1002	10B	229 S.F.	49 S.F.
1003	10C	490 S.F.	49 S.F.
1004	10C	490 S.F.	49 S.F.
1005	10B	229 S.F.	49 S.F.
1006	10D	273 S.F.	49 S.F.

LEGEND
[Symbol] LAUNDRY TRAY

THE CONDOMINIUM MAP FOR THIS CONDOMINIUM PROJECT, WHICH INCLUDES THIS SHEET, IS HEREBY SUBMITTED TO THE LIQUOR COMMISSION, C&C OF HONOLULU, FOR REVIEW AND APPROVAL. THE LIQUOR COMMISSION, C&C OF HONOLULU, SHALL NOT BE HELD RESPONSIBLE FOR ANY REVISIONS OR AMENDMENTS TO THIS SHEET.

Sheet 12 of 10
A-11

BAMBOO
2426 KUHIO AVENUE
HONOLULU, HAWAII 96815
T.M.E., 2-4-231-67

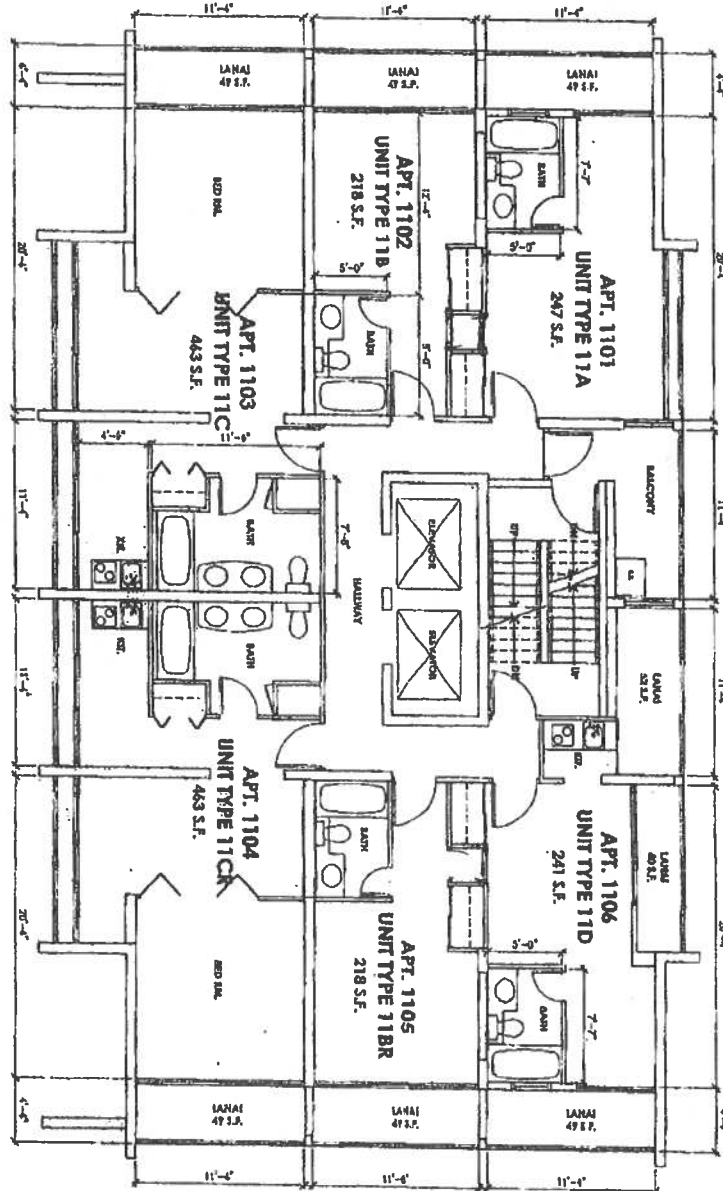


USHIJIMA ARCHITECTS INC.

EXHIBIT B

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C&C OF HONOLULU

2021
JAN 5 A 9 40



ELEVENTH FLOOR PLAN
SCALE 1/8"=1'-0"

THE CONSTRUCTION FOR THIS CONDOMINIUM PROJECT, WHICH INCLUDES THIS SHEET, IS APPROVED ONLY TO SHOW THE UNIT'S LOCATION, GENERAL ROOMS AND DIMENSIONS OF THE APARTMENTS, AND TO STATE THE NAME OF THE CONDOMINIUM AS REQUIRED BY THE APPLICABLE LAWS. THIS SHEET IS NOT TO BE USED FOR ANY OTHER PURPOSES. ANY CHANGES TO THE PROJECT SHALL BE MADE TO CORRECT ANY REPRESENTATION OR MISSTATEMENT OF FACTS.

LEGEND
LA LAUNDRY TRAY

APT. NO.	TYPE	LAUNDRY AREA	LAUNDRY AREA
1101	11A	247 S.F.	49 S.F.
1102	11B	218 S.F.	49 S.F.
1103	11C	463 S.F.	49 S.F.
1104	11C	463 S.F.	49 S.F.
1105	11B	218 S.F.	49 S.F.
1106	11A	241 S.F.	40+49+52=141 S.F.

THE ELEVENTH FLOOR PLAN
PROJECT NUMBER
DATE: OCT. 26, 2001
DESIGNED BY
CHECKED BY
APPROVED BY

A-12

BAMBOO
2428 KUHIO AVENUE
HONOLULU, HAWAII 96816
T.M.K.: 2-6-23: 67

This work was prepared by me or under my supervision and construction of this project will be under my observation. U.S. Registration Expires 4/26/04



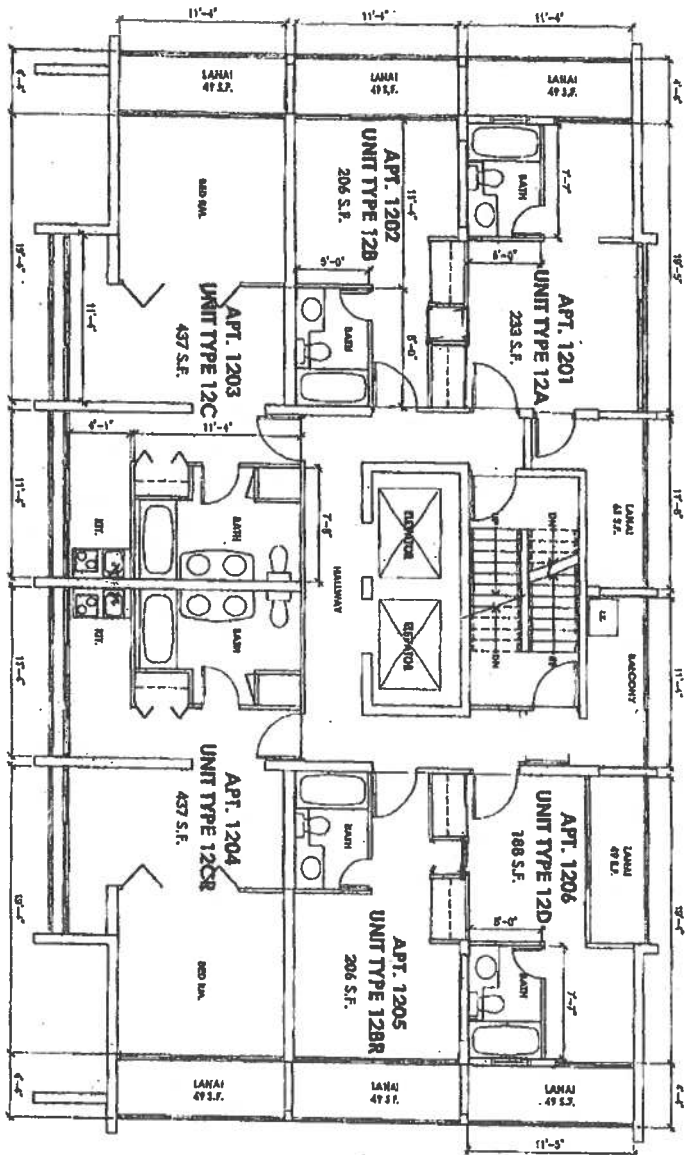
USHIJIMA ARCHITECTS INC.

1110 University Avenue, Suite 201
Honolulu, Hawaii 96813
Phone: 808-945-8544
Fax: 808-945-8544

EXHIBIT B

RECEIVED
LIQUOR COMMISSION
C&C OF HONOLULU

2021
2021 JAN -5 A 9:40



TWELFTH FLOOR PLAN
SCALE 1/8"=1'-0"

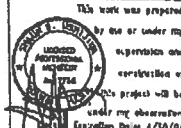
LEGEND
LAUNDRY TRAY

APT. NO.	TYPE	LIVING AREA	LANAI AREA
1201	12A	233 S.F.	49+81=110 S.F.
1202	12B	208 S.F.	49 S.F.
1203	12C	437 S.F.	49 S.F.
1204	12CR	437 S.F.	49 S.F.
1205	12CR	206 S.F.	49 S.F.
1206	12D	186 S.F.	49+89=88 S.F.

THE CONSTRUCTION OF THIS FLOOR PLAN IS BASED UPON THE INFORMATION PROVIDED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE ARCHITECT.

A-13
Sheet 14 of 18 Sheets

BAMBOO
2428 KUHIO AVENUE
HONOLULU, HAWAII 96815
T.M.E.: 2-4-231 47

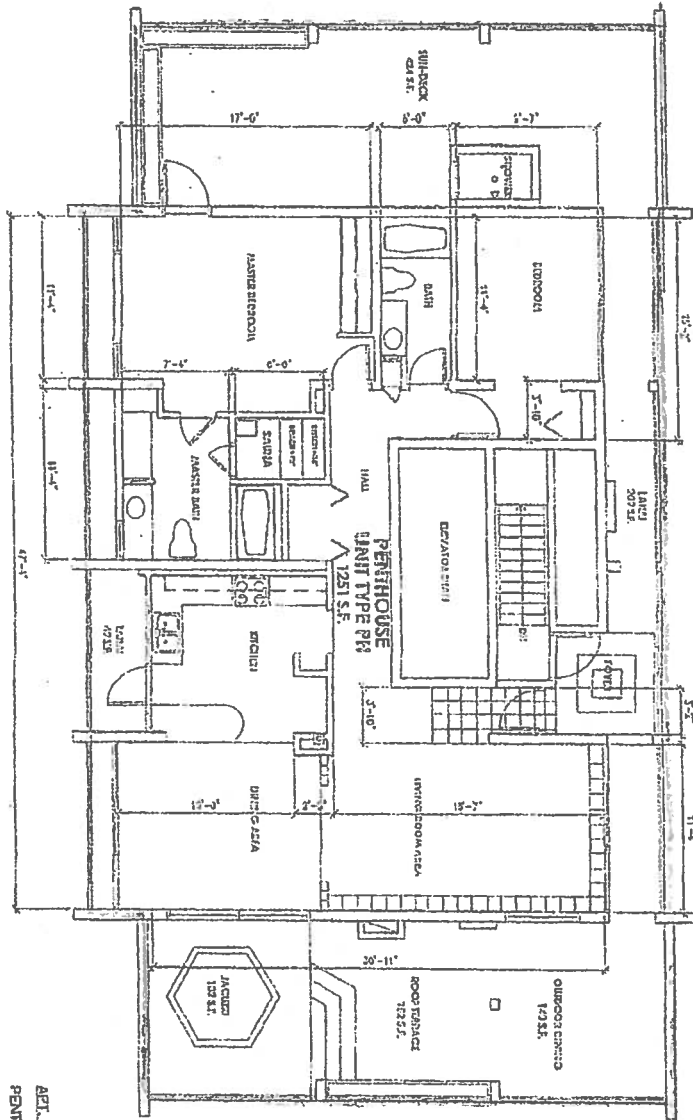


USHIJIMA ARCHITECTS INC.

1110 University Avenue, Suite 201
Honolulu, Hawaii 96825
Tel: 808-944-8844
Fax: 808-944-8844

EXHIBIT B

2020 MAR 13 A 10:46



	<u>TYPE</u>	<u>LIVING AREA</u>	<u>OUTDOOR AREA</u>
APT. NO.			
PENTHOUSE	P111	1251 S.F.	1106 S.F.

PENTHOUSE FLOOR PLAN
SCALE 1/4"=1'-0"

THE CONSTRUCTION MAP FOR THIS CONSTRUCTION PROJECT, WHICH INCLUDES BSS SHEET, IS PROVIDED ONLY TO SHOW THE LOCATION, LOCALITY, ADJACENT NUMBER AND DESCRIPTION OF THE ADJACENT, AND TO SHOW THE TYPE OF THE CONSTRUCTION, AS REQUIRED BY SECTION 514-12, FROM EXISTING STRUCTURES, AS REQUIRED, AND IS NOT FINISHED AND SHALL NOT BE USED TO OBTAIN ANY RECOMMENDATION OR WARRANTY WHATSOEVER."

A-14
Nov 15 10 30 AM

BAMBOO
2425 KUHIO AVENUE
HONOLULU, HAWAII 96816
T.M.K.: 2-5-23: 67



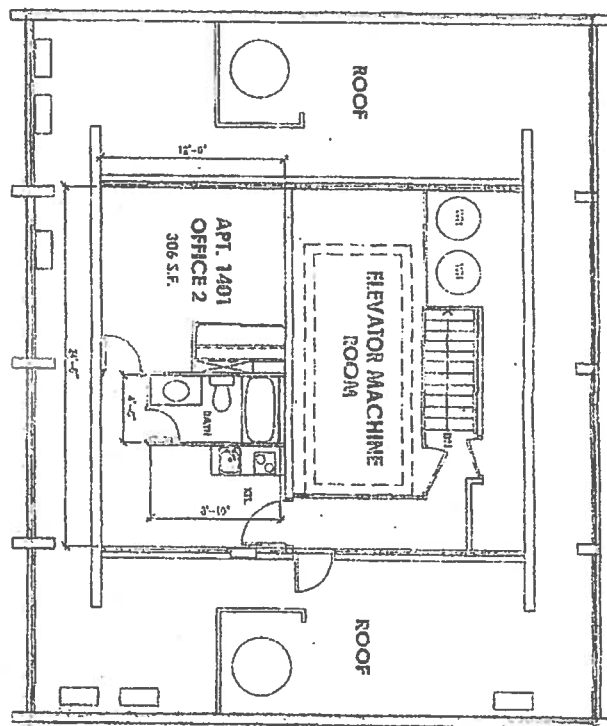
USHIJIMA
ARCHITECTS
INC.

Sharon Webster, AIA
1810 University Street, Suite 315
Hastings, Nevada 89026
PH: 223-148, 7066
Fax: 223-047, 4576

EXHIBIT B

RECEIVED
LIQUOR COMMISSION
C&C OF HONOLULU

2020 MAR 13 A 10:46



ELEVATOR MACHINE ROOM, OFFICE AND ROOF FLOOR PLAN
SCALE 1/8"=1'-0"

APT. NO.	TYPE	AREA
1401	OFFICE 2	306 S.F.

LEGEND

W.H. WATER HEATER

THE CONSTRUCTION OF THIS CONSTRUCTION PROJECT, WHICH INCLUDES THIS SHEET, IS THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN ON THIS SHEET. THE ARCHITECT HAS NOT CONDUCTED A SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY ADVERSE CONDITIONS. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY ADVERSE CONDITIONS. THE ARCHITECT HAS NOT BEEN ADVISED OF ANY ADVERSE CONDITIONS.

EXHIBIT B

<p>Sheet No. A-15</p> <p>Total 16 of 10 Sheets</p>	<p>BAMBOO</p> <p>2425 KUHIO AVENUE HONOLULU, HAWAII 96815 TEL: 2-6-23; 47</p>	<p>THIS WORK WAS PREPARED BY ONE OF OUR ARCHITECTS AND IS THE PROPERTY OF USHIJIMA ARCHITECTS INC. NO PART OF THIS PROJECT WILL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM USHIJIMA ARCHITECTS INC.</p> <p>Ushijima Architects, Inc. 1110 UNIVERSITY AVENUE, 15TH FLOOR HONOLULU, HAWAII 96813 PH: 5-855 • FAX: 5-856 FAX: 5-855 • 349 • 4576</p>	<p>USHIJIMA ARCHITECTS INC.</p>	<p>Ushijima Architects, Inc. 1110 UNIVERSITY AVENUE, 15TH FLOOR HONOLULU, HAWAII 96813 PH: 5-855 • FAX: 5-856 FAX: 5-855 • 349 • 4576</p>
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Perez, Scott

From: Nokaoi Liquor <nokaoiliquor@gmail.com>
Sent: Monday, November 8, 2021 7:58 AM
To: Perez, Scott; Sato, Daniel T
Cc: Greg Nishioka
Subject: Re: Ko Tiki LLC New App. 20-21570

CAUTION: Email received from an EXTERNAL sender. Please confirm the content is safe prior to opening attachments or links.

Scott,

1. You stated that Ko Tiki (Applicant) will provide food and beverage services to the hotel, will the applicant exclusively operate food and beverage services only? Yes
2. Who will be:
 - a. providing the other hotel services to its guest (front desk, room service, housekeeping, or provide bell service)? Hotel manager Castle Resorts (manager changed since application filed) will provide front desk, bell service. Housekeeping will do cleaning. Ko Tiki is not involved in those services.
 - b. Where will the income generated by these services go to? Will go to provider. No income from these services to Ko Tiki
 - c. Who will be staffing these employees? Hotel manager. Ko Tiki will not staff these employees.
3. Will the applicant dictate and give guidance regarding the hotels daily operations? No

At this point, applicant is primarily concerned with getting a license for the ground floor pool deck and restaurant space. Will it speed things up if the application class is changed to Restaurant Class?

Ross

On Thu, Nov 4, 2021 at 2:55 PM Perez, Scott <sperez@honolulu.gov> wrote:

Sir,

1. You stated that Ko Tiki (Applicant) will provide food and beverage services to the hotel, will the applicant exclusively operate food and beverage services only?
2. Who will be:
 - a. providing the other hotel services to its guest (front desk, room service, housekeeping, or provide bell service)?
 - b. Where will the income generated by these services go to?
 - c. Who will be staffing these employees?

3. Will the applicant dictate and give guidance regarding the hotels daily operations?

V/R,

Scott M. Perez

Liquor Control Investigator III

Honolulu Liquor Commission

711 Kapiolani Blvd. Suite 600

Direct: (808) 768-7337

Work Cell: (808) 753-8851

Email: sperez@honolulu.gov

From: Nokaoi Liquor [<mailto:nokaoiliquor@gmail.com>]

Sent: Monday, October 25, 2021 5:24 PM

To: Perez, Scott

Subject: Re: Ko Tiki LLC New App. 20-21570

CAUTION: Email received from an EXTERNAL sender. Please confirm the content is safe prior to opening attachments or links.

Scott,

The difference in the room count is the use of rooms for housekeeping and storage.

The employees will be restaurant employees of Ko Tiki. Ko Tiki will hire and fire and pay employees. They will perform duties of the restaurant operations. They will prep food, serve food and beverage and other duties for a food and beverage operation. Ko Tiki will provide the food and beverage service for the hotel. They will not work at the front desk, do housekeeping or provide bell service

When can we get a preliminary hearing for this application

Ross

Sent from my iPhone

On Oct 22, 2021, at 9:28 AM, Perez, Scott <sperez@honolulu.gov> wrote:

Sir,

Please address the below:

1. I count a total of 96 rooms within the hotel property. You identified to me 94 guest rooms, what are the other 2 rooms used for.

2. Applicant is intending to staff 15 – 20 additional employees. What duties will these employees have?

- a. Who will hire/ terminate employees?
- b. Who will be responsible for payroll of these employees

3. What services will the applicant be providing to the hotel?

- a. Will applicant
 - i. Operate front desk (reception)
 - ii. Provide Maid and linen services
 - iii. Provide Bell service
- (housekeeping)

V/R,

Scott M. Perez

Liquor Control Investigator III

Honolulu Liquor Commission

711 Kapiolani Blvd. Suite 600

Direct: (808) 768-7337

Work Cell: (808) 753-8851

Email: sperez@honolulu.gov

--

No Ka Oi Liquor Licensing

PO Box 2534

Honolulu, HI 96804-2534

808-798-4475

and in a clean and sanitary condition and free from obstruction, and shall store all trash and refuse within the demised premises or in areas designated therefor by Lessor, and share in the cost of having the same picked up regularly.

ARTICLE 6. RESPONSIBILITY FOR FIXTURES AND OTHER
IMPROVEMENTS, ALTERATIONS, AND
RENOVATIONS.

The responsibility and liability for costs of any renovations or alterations and installing and/or repairing all fixtures, appliances, equipment and other items which are ordinarily required by practice or by law, or otherwise necessary or desirable to place the Pool Bar in a condition suitable for the operation of Lessee's business, shall be Lessee's, including but not limited to "build-out" costs of approximately \$250,000.00, provided, however, that Lessor will deliver premises to Tenant with no improvements but in clean condition with all personal property of former tenant completely removed. Lessee shall be solely responsible for making such additions, alterations, or improvements to the Premises as are necessary to ensure accessibility by disabled persons and provide auxiliary aids and/or services for disabled persons to the extent necessary to achieve compliance with the Americans With Disabilities Act (42 U.S.C. Section 12101 et seq., hereinafter called the "ADA"), Chapter 489, Hawai'i Revised Statutes, Chapter 515, Hawai'i Revised Statutes, and/or any like requirements pursuant to any statute, ordinance, rule, or regulation enacted by any governmental authority. All contractors and subcontractors shall be licensed and bonded and shall be insured as provided in Section 14.02(a), below. All renovations, alterations, and improvements must be approved in advance by Lessor in writing.

ARTICLE 7. USE OF PREMISES.

- a. Lessee will use the Pool Bar during the term hereof for the sole purpose of food and beverage service with live entertainment and related retail, and for no other purpose without Lessor's prior written consent. Lessor consents and grants Lessee the non-exclusive use of the Pool Bar and surrounding common area to serve food, liquor and beverages, and related retail. Accordingly, ~~Lessor grants Lessee the right to apply for a restaurant liquor license with entertainment, and the right to serve the hotel.~~
- b. Lessee will not conduct or permit to be conducted any auction and/or sale by auction on said Pool Bar or any fire sale or bankruptcy sale, nor will it give or grant a right or license for, or otherwise undertake or permit any concessions or vending machines on or adjacent to said Pool Bar.
- c. Lessee will not use the Pool Bar or permit any concessionaire, licensee, sublessee or other person to use the demised premises for storage, display and/or sale of any pornographic materials, books, magazines, movies or peep-shows, for the conducting of any dating service or brokerage, fortune-telling or palm reading business, photographic salon or studio devoted to nude photography or display of such photographs, nudist club, or club, room or den where narcotics are or cannabis is illegally offered, sold, used, stored or otherwise made available, or for the operation of such machines or any device, arrangement or activity for the purpose of gambling, social or otherwise.
- d. Lessee will not use said Pool⁷Bar or suffer same to be used for any purpose or purposes in violation of any condition or provision of this Lease, or of any law, ordinance or regulation of any public authority, or of any policy of insurance upon said Pool Bar, or do or

permit to be done any act which will occasion or constitute a ground for cancellation of any such insurance policy or for any increase in the rate of insurance on said property, and will not commit or suffer to be committed any nuisance upon said Pool Bar or act which may disturb the quiet enjoyment of any other tenant, if any, in the building in which the said Pool Bar are located or in the Bamboo and its immediate surrounding area. Violation of any of the above shall constitute a breach of this Lease for which the Lessor may, at its option, terminate this Lease.

e. Lessee's use of the Pool Bar shall be subject to the Declaration of Condominium Property Regime, the Bylaws and House Rules of the Project and to applicable laws, as they may change from time to time. Lessee acknowledges that Lessee has had an opportunity to investigate the applicable laws, and zoning restrictions covering the demised Pool Bar.

f. Lessor shall have the right to approve the appearance, design, operation, hours, music and noise levels as well as the designation of seating tables etc. for the shared use of the common area, provided that Lessor's requirements shall not unreasonably impact the Lessee's ability to operate successfully. Lessee's shared use of the poolside common area is not intended to dominate the use of the common area to the detriment of the owners and hotel guests. Lessor may require Lessee to provide priority or VIP seating for owners and Bamboo hotel guests. Notwithstanding the foregoing, Lessee with Lessor's approval shall have the right to set forth rules and regulations regarding the poolside common area space to ensure compliance with the liquor laws and rules and to safe guard it's liquor license.

ARTICLE 8. CONDUCT OF LESSEE'S BUSINESS.

- a. Lessor shall have the right at any time to direct Lessee to remove from employment any employee of Lessee who is objectionable to Lessor; provided, however, that no such objection shall be based upon said employee's race, religion, color, ancestry, national origin, sex or age or upon any other basis which would constitute a violation of said employee's rights under any Federal or State law or any amendment thereto. In the event that Lessor shall decide on the removal of any such employee as permitted herein, such employee shall not be permitted to have any connection with the operation of the business of Lessee upon the Pool Bar. Lessee agrees that any contract agreement or understanding which Lessee may enter into in connection with the employment of any person on the Pool Bar shall be made with reference to the provisions hereof. Lessee agrees to indemnify, defend, and hold Lessor harmless from and against any liability, claims, suits, proceedings or actions arising under the Civil Rights Act of 1964, as amended, the ADA, as amended, Chapter 489, Hawai'i Revised Statutes, Chapter 515, Hawai'i Revised Statutes, as amended, or under any other statute or act by virtue of the exercise of Lessor's objection to the employment of any person, including attorney's fees and other expenses.
- b. Lessee shall be responsible to provide auxiliary aids and/or services for disabled persons within the Pool Bar as may be necessary to achieve compliance with the ADA, Chapter 489, Hawai'i Revised Statutes, Chapter 515, Hawai'i Revised Statutes, and/or any like requirements pursuant to any statute, ordinance, rule, or regulation enacted by any governmental authority.

ARTICLE 9. ADVERTISING.

Lessee will not without first obtaining Lessor's written consent inscribe, post, place or in any way

It is expressly understood that by executing this Lease or leasing the Pool Bar to Lessee, Lessor does not in any way or for any purpose become a partner of Lessee in the conduct of its business or otherwise or joint venturer or a member of joint enterprise with Lessee.

ARTICLE 34. ACCORD AND SATISFACTION.

No payment by Lessee or receipt by Lessor of an amount less than the monthly rent herein stipulated shall be deemed to be other than on account of rents due, nor shall any endorsement or statement on any check or any letter accompanying any check or payment of rent be deemed an accord and satisfaction, and Lessor may accept such check or payment without prejudice to Lessor's right to recover the balance of such rent or pursue any monies due hereunder by Lessee which are delinquent, Lessor may, upon the receipt of any payments, apply them to any account or period Lessor shall determine in Lessor's sole discretion.

ARTICLE 35. SPECIAL CONDITIONS.

Lessee is aware that the Bamboo is a condominium, managed by AquaAston Hospitality as a resort, subject to compliance with all laws, ordinances and regulations of the City & County of Honolulu and/or State of Hawaii and/or Federal laws which may be applicable.

ARTICLE 36. AMERICANS WITH DISABILITIES ACT
COMPLIANCE AND INDEMNITY.

Lessee will be solely responsible for and will defend, indemnify and hold Lessor, its agents and employees, harmless from and against any and all claims, costs and liabilities, including attorneys' fees and costs, arising out of or in connection with any alleged failure of Lessee to comply with the ADA, Chapter 489, Hawai'i Revised Statutes, Chapter 515, Hawai'i Revised Statutes, and/or any like requirements pursuant to any statute, ordinance, rule, or regulation enacted by any governmental authority, which involves Lessees' operations at the demised premises. In case any action or proceeding be brought against, or notice given to Lessee for violation of the ADA, Chapter 489, Hawai'i Revised Statutes, Chapter 515, Hawai'i Revised Statutes, and/or any like requirements pursuant to any statute, ordinance, rule, or regulation enacted by any governmental authority, Lessee shall notify Lessor in writing within ten (10) days of such action, proceeding or notice. Lessee's obligations under this Article 36 will survive the expiration or other termination of this lease.

ARTICLE 37. GOVERNING LAW: VENUE.

This Lease shall be governed by and construed in accordance with the laws of the State of Hawaii. Venue for any proceedings arising out of or in relation to this Lease shall be in the City & County of Honolulu unless otherwise agreed by Lessor.

ARTICLE 38. SURVIVAL OF LESSEE'S OBLIGATIONS.

Whenever any provision of this Lease requires Lessee to indemnify, save, and hold harmless Lessor, Lessee's obligations hereunder shall survive the expiration, termination, or cancellation of this Lease.

ARTICLE 39. EXHIBITS.

20-21510

Reserved for Office Use (Date/Time Stamp)

LIQUOR COMMISSION
CITY AND COUNTY OF HONOLULU
711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249
PHONE (808) 768-7300 • EMAIL lic@hawaii.gov
INTERNET ADDRESS: www.hawaii.gov/lic

RECEIVED
LIQUOR COMMISSION
C&C OF HONOLULU

**LANDLORD AUTHORIZATION
FOR SALE AND SERVICE OF LIQUOR**
Rule 3-83-53.1

2020 JUN 15 A 10:12

Date: 02/22/2020

Landlord Name: Bamboo AOA

Mailing Address: 2425 Kuhio Ave.
Honolulu, Hawaii 96815

Landlord Contact Name: Bruce N. Correll Title: AOAO President

Bus. #: _____ Mobile #: _____ Email: _____

I AUTHORIZE:

Applicant Name: KO TIKI LLC

Trade Name (DBA): Aqua Bamboo Waikiki

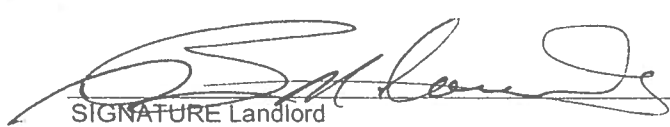
to sell and serve liquor at 2425 & 2415 Kuhio Ave., 2418 & 2426 Prince Edward St.
Address

Date(s) of Event: N/A

Start Time: N/A End Time: N/A

Furthermore, I authorize Honolulu Liquor Commission Investigators to inspect the property as required for the sale and service of liquor.

Comments: Bamboo AOA consents to Applicant's application as follows: 1) to obtain a hotel license; 2) license the entire hotel building and property; and 3) to sell liquor for consumption on the hotel premises.


SIGNATURE Landlord

2/22/2020
DATE

Bruce N. Correll
PRINT NAME Landlord

AOAO President
TITLE

For HLC Office Use Only

LCIS ENTRY DATE: _____ HLC STAFF INITIAL: _____

May 7th, 2021

RECEIVED
LIQUOR COMMISSION
C&C OF HONOLULU

2021 JUN -3 P 12: 29

Honolulu Liquor Commission
711 Kapiolani Blvd., Ste 600
Honolulu, HI 96813
Attn: Scott Perez, Licensing Investigator

Re: Liquor License Application for Ko Tiki LLC

Notice

Dear Investigator Perez,

The attached Notice was sent to all members of the Bamboo Association of Apartment Owners with regard to the Hotel Class Liquor License application of Ko Tiki LLC at the Bamboo Waikiki.

To date I have not received objections from any members of the Bamboo Association of Apartment Owners.

Sincerely,



Bruce N. Correll

Bamboo
AOAO President

EXHIBIT C-4

Google Maps 2425 Kūhiō Ave.



DEC 23 2021 to JAN 13 2022

LICENSING INVESTIGATIVE REPORT

DATE: December 17, 2021

SUBJECT: New Application No. 21-23440 from Cloroshko LLC, dba Paco's Tacos Cantina Kapolei for a Restaurant General (Category 1: Standard license) at former location of JV, Inc., dba Takumi, located at 4850 Kapolei Parkway, #401/#402, Kapolei, HI, 96707

COMPANY STRUCTURE:

COLORSHKO LLC: was formed under the laws of the State of Hawaii on January 13, 2013, as a member-managed limited liability company.

The sole member is:

	<u>Title</u>	<u>Percent</u>
Elizabeth Diaz	Member	100%

See **Exhibit A** for more information. CJIS Computer System checks were negative.

FINGERPRINTS:

Elizabeth Diaz was fingerprinted on September 27, 2019, and FBI/HCIJDC results were negative for any felony convictions. Clearances issued as a result of this fingerprinting shall be valid for license application or reapplication for up to two (2) years from the clearance date.

FINANCIAL STATEMENT OF CLOROSHKO LLC AS OF APRIL 30, 2021:

Financial Statement dated June 28, 2021, was submitted to the Commission and certified by the applicant to be substantially correct, as of April 30, 2021.

COST AND FINANCING:

The applicant is currently in business and the costs of adding liquor will be minimal.

STAND-ALONE TEMPORARY APPLICATION FILED:

The applicant filed a Stand-Alone Temporary Application #20-20037 for a Stand-Alone Temporary Restaurant License on July 8, 2019.

TRADE NAME:

The applicant has filed a State of Hawaii Department of Commerce and Consumer Affairs Certificate of Registration of Trade Name. The name "Paco's Tacos Cantina Kapolei" is registered to the applicant on May 19, 2021, to May 18, 2026.

BACKGROUND:

The proposed licensed premises is located at the former location of JV, Inc., dba Takumi, former Restaurant General Category 1: Standard license. The former license was in effect December 22, 2015, until June 30, 2021, (not renewed).

DESCRIPTION OF THE PROPOSED LICENSED PREMISES:

Location: The proposed premises is reported to be located at 4850 Kapolei Parkway, #401 & #402.

- The irregular shaped size of the restaurant is approximately 64 feet by 44 feet (overall). According to the lease, the proposed premises is approximately 1,825 square feet.
- There is a bar counter approximately 10 feet by 11 feet overall.
- The indoor seating area is approximately 41 feet in length and approximately 20 feet wide.
- The outdoor seating area is approximately 40 feet by 20 feet, overall.
- Restrooms located within the premises.

See **EXHIBIT B** for floor plan.

During a preliminary inspection on December 16, 2021, this writer noted potential issues to the subject proposed premises.

In the kitchen area, a deep freezer approximately 9 feet by 6 feet, was partially obstructing one of the exit double doors. Additionally, it appeared that the exit sign was not in working order, with the fire pull station obstructed with miscellaneous items.

On December 17, 2021, at around 8:00 a.m., authorized agent Wayne Luke was notified of all the aforementioned issues. Luke acknowledged the issues and informed this writer it would be taken care of.

The location is highlighted on the floor plan and attached as **EXHIBIT C1**. For more information refer to **EXHIBITS C2-C4 (photographs)**.

DESCRIPTION OF THE PROPOSED LICENSED PREMISES (CONTINUED):

Parking: There are parking stalls within the shopping center area for the proposed establishment.

CHURCH, SCHOOL, OR PUBLIC PLAYGROUND WITHIN 500 FEET:

There is no known church, school, or playground within 500 feet, from the proposed premises.

SAME CLASS OF LICENSE WITHIN 500 FEET:

There is no other same class of license within 500 feet.

CURRENT NUMBER OF SAME CLASS ISSUED WITHIN THE CITY AND COUNTY OF HONOLULU:

As of December 16, 2021, there are 538 Restaurant licenses issued within the City and County of Honolulu, of which 498 are of the General kind.

OTHER MATTERS PERTAINING TO THE APPLICATION WHICH MAY AFFECT ISSUANCE OF THE LICENSE:

Kind of business:

- Applicant intends to operate a restaurant specializing in Mexican cuisine.
- Hours of Operation: Daily 11:00 a.m. till 9:00 p.m.
- Approximately eight (8) Employees. Two (2) Managers.
- Business plan See **Exhibit D** for more details.

Lease: According to a document titled, "Kapolei Village Center Space Lease", Kapolei Shops, LLC, ("Landlord") and Cloroshko LLC (Tenant), dated April 5, 2021, the project address is 4850 Kapolei Parkway, #401 & #402, consisting of approximately 1,825 square feet.

The Rent Commencement date is effective on October 21, 2021, and for a period of ten (10) lease years.

POTENTIAL ISSUES:

Based on the observations made during the preliminary inspection on December 16, 2021, the premises may possibly be in violation of building or fire code.

Pursuant to §281-51 Prior inspection. No license shall be issued under this chapter unless and until the liquor commission has caused to be made a thorough inspection of the premises upon which the proposed business is to be conducted and is satisfied as to its fitness and that all other general conditions and proposed methods of operation under the license are such as are suitable for carrying on the business in a reputable way. "In a reputable way" includes among other considerations operating in such a manner that activities within the premises or in such adjacent related outdoor areas such as parking lots or lanais will not create noise in excess of standards contained in state or county noise or vibration codes which intrudes into nearby residential units.

§281-38 Conditions of licenses. Every license issued under this chapter shall contain the condition that it is subject to this chapter and any other laws applicable to the business of the licensee, whether in existence at the time of issue of such license or enacted or amended from time to time thereafter, and to all applicable rules and regulations of the liquor commission as the same may exist or be adopted or changed from time to time.

§281-72 Condition of premises. All premises licensed or proposed to be licensed shall be constructed, arranged, furnished, equipped, maintained, and operated in such manner as may be prescribed by the liquor commission.

OTHER LIQUOR LICENSE INTERESTS:

Elizabeth Diaz is a current member of Cloroshko LLC dba Paco's Tacos Cantina, which currently exercises a Restaurant General Category #2: Music/Dancing license (R1379).

The license is located at 555 N. Hotel Street, #108, Honolulu, and has been in effect since October 25, 2019. The current status of this license as of December 16, 2021, is safekeeping.

HISTORY OF VIOLATIONS FOR OTHER LIQUOR LICENSED INTERESTS
DURING THE PERIOD OWNED OR OPERATED BY THE PRINCIPALS:

See Exhibit E for more details of Cloroshko LLC dba Paco's Tacos Cantina.

ZONING CLEARANCE:

**Department of Planning and Permitting zoning clearance is pending.
Submission of a zoning clearance must be received prior to the issuance of a
license.**

HAWAII REVISED STATUTES SECTION 281-56(a) (9) STATEMENT:

As of December 17, 2021, there are no known potential adverse effects on the surrounding community specific to the premises. All potential adverse effects reported to staff before the Public Hearing will be forwarded to the Commission for its consideration.

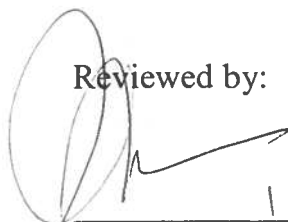

NEIGHBORHOOD BOARD NOTIFICATION:

The applicant shall directly notify the chair of the neighborhood board in which the applicant's place of business is located, in writing and delivered by certified mail, return receipt requested. The return receipt from the certified mailing shall be submitted to the Liquor Commission before a liquor license is issued.

OPINION:

It is unclear if the applicant has met statutory requirements of this application, based on the aforementioned issues listed.

Reviewed by:


12/17/2021
Peter Nakagawa
Chief Investigator 


Daniel Sato
Supervising Investigator

LIQUOR COMMISSION
CITY AND COUNTY OF HONOLULU
 711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249
 PHONE (808) 768-7300 • FAX (808) 768-7311
 INTERNET ADDRESS: www.honolulu.gov/lic

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 C&C OF HONOLULU

PERSONAL HISTORY AND AFFIDAVIT
 Rule 3-83-53.1

2021 JUN 28 P 3:27

NAME Diaz Minaya Elizabeth SOCIAL SECURITY NO. _____
 Last, First Middle Maiden
 HOME ADDRESS _____ APT. NO. _____ TELEPHONE NOS.: _____
 CITY _____ STATE _____ ZIP CODE _____ HOME () _____
 PLACE OF BIRTH _____ DATE OF BIRTH _____ AGE _____ MARITAL STATUS _____
 (City, State) (MM / DD / YYYY)
 NO. OF YEARS COMPLETED IN HIGH SCHOOL 4 YEAR COMPLETED 1993 NAME OF SCHOOL Grogorio Lopez H.S. Santo Domingo
 (Include City and State) Dominican Republic
 NO. OF YEARS COMPLETED IN COLLEGE 0 YEAR COMPLETED n/a NAME OF COLLEGE n/a
 (Include City and State)
 OTHER EDUCATION 0
 CITIZENSHIP* US DATE ARRIVED IN HAWAII (if applicable) 2012
 *(If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.)

EMPLOYMENT RECORD (from the time school was completed to present):

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
1994	1995	Liquor Store Clerk	N.Y., N.Y.	
1996	2006	Massage Therapist	Kim Hair Salon	Fort Lee, N.J.
2006	2012	Nail Tech	Various	South Carolina
2012	2014	Utility Worker	St Regis Hotel	Kauai, HI
2015	present	Owner	El Azteca & Paco's Tacos Cantina	Kauai, HI
2019	present	owner	Paco's Tacos Cantina	Hon HI

(If additional space is needed, please use reverse side)

List your experience in the liquor industry: See above 2015 to present

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2021 JUN 28 P 3:27

Will you devote time to manage the subject business? ☒ Yes ☐ No

If answer is "YES", will it be ☒ Full time, or ☐ Part-time?

I, ELIZABETH DIAZ MINAYA, of _____
(Full Street Address, City, State, Zip)

being first duly sworn, deposes, and says, that the above information is true and correct and that I ☐ have/ ☒ have not) been convicted of any felony charge.

Signature



FOR NOTARY USE ONLY

STATE OF HAWAII Kauai }
City and County of Honolulu } SS.

On this 14 day of April in the year of 2021, personally appeared Elizabeth Diaz Minaya
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

Signature of applicant(s) before Notary

Subscribed and sworn to before me this:

14 day of April, 2021

Print Name: Kyle J. Labenz
Notary Public, State of Hawaii

My commission expires 2/1/2022

(Place Notary Stamp or Seal here)

NOTARY CERTIFICATION

Date of Doc: 4/14/2021 # of Pages: 2

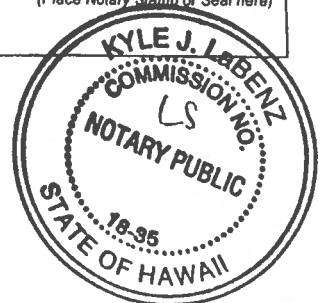
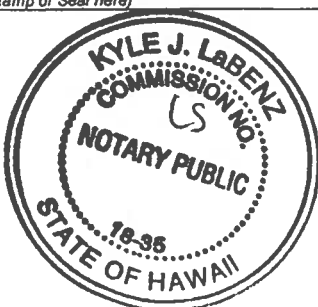
Notary Name: Kyle J. Labenz 5th Circuit

Doc. Description: Personal History and Affidavit

Notary Signature

4/14/2021
Date

(Place Notary Stamp or Seal here)

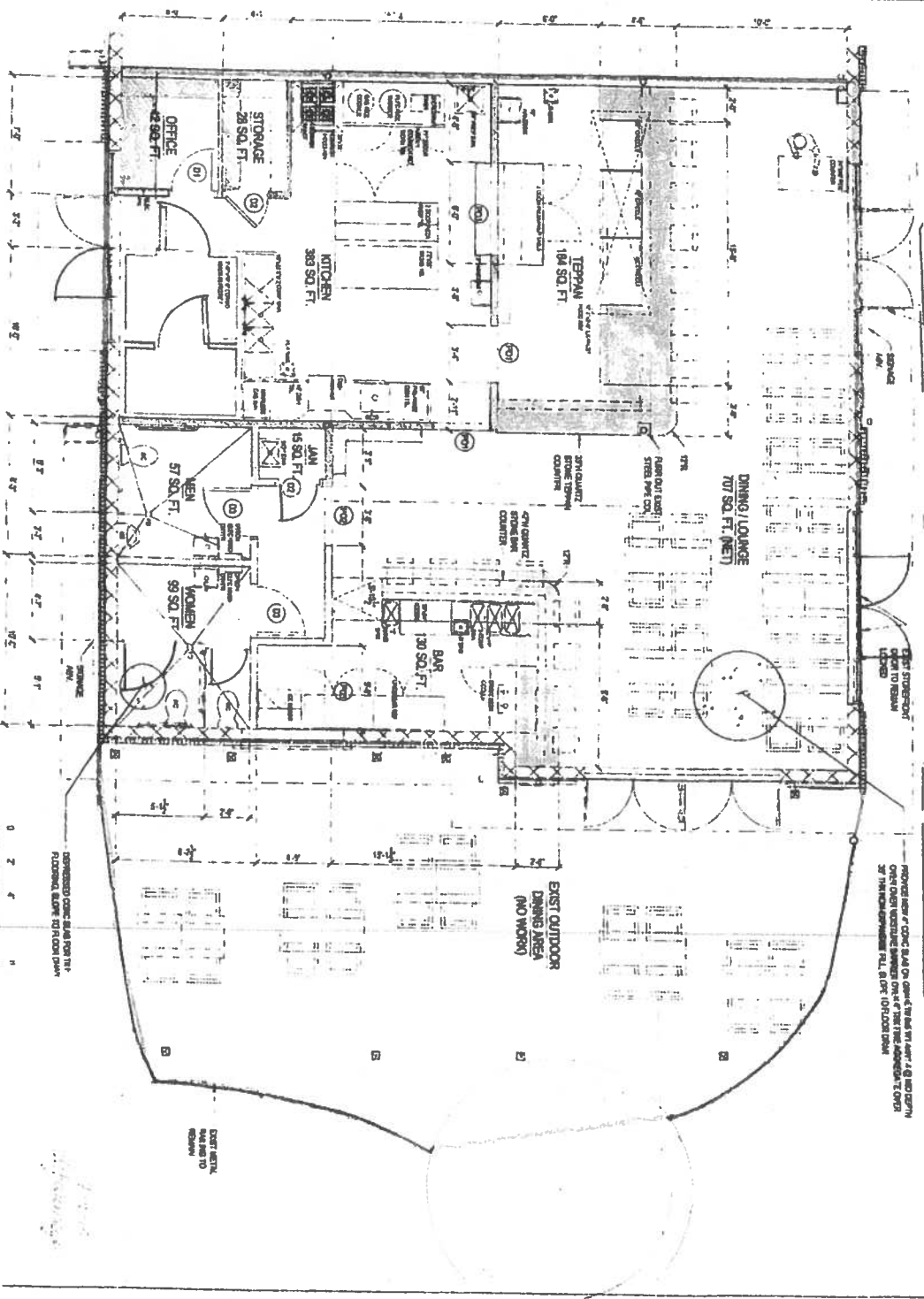


1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXIST. WALL TO REMAIN
NEW METAL PARTITION WALL

SCALE: 1/4" = 1'-0"

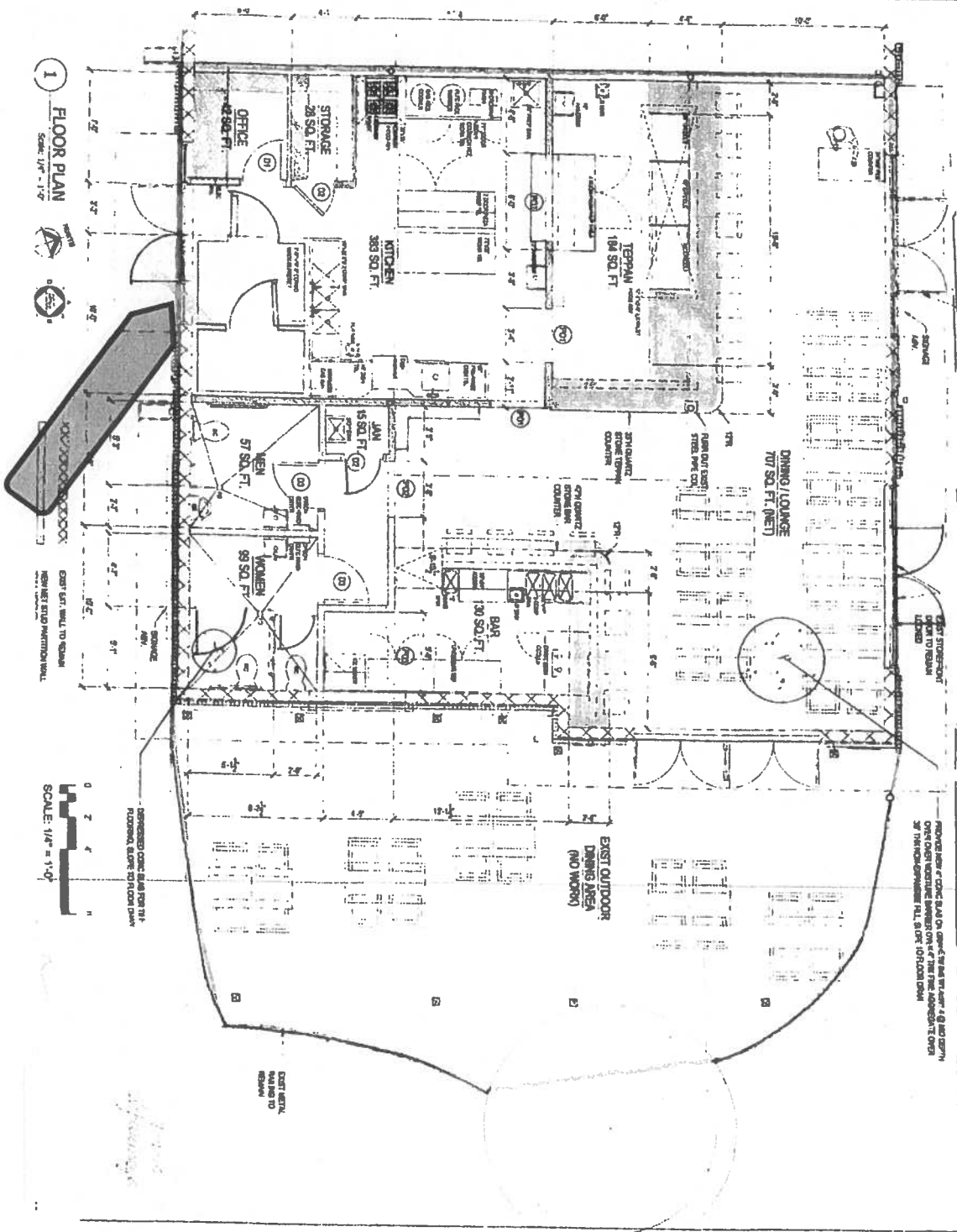


DATE: 2/25/2015
DRAWN BY: [Signature]
SHEET NO: A001

SHEET TITLE
FLOOR PLAN REFLECTED C&G PLAN
REVISIONS
1
2
3
4
5

PROJECT NO: [Blank]
KAPOLEI VILLAGE CTR.
T.M.K.
9-1-148:008

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C&G OF HONOLULU
2021 JUN 28 P 3:28



1 FLOOR PLAN
Scale: 1/4" = 1'-0"



EXIST. EXT. WALL TO EXIST.
NEW EXIST. PARTITION WALL.

SCALE: 1/4" = 1'-0"

APRIL 2015
DATE
DRAWN BY
SHEET NO.
A001

SHEET TITLE FLOOR PLAN REFLECTED DIS PLAN	PROJECT NO. 	KAROLEI VILLAGE CTR. T.M.K. 9-1-148:008
---	---------------------	--

RECEIVED
LIQUOR COMMISSION
C&C OF HONOLULU
2021 JUN 28 P 3:28

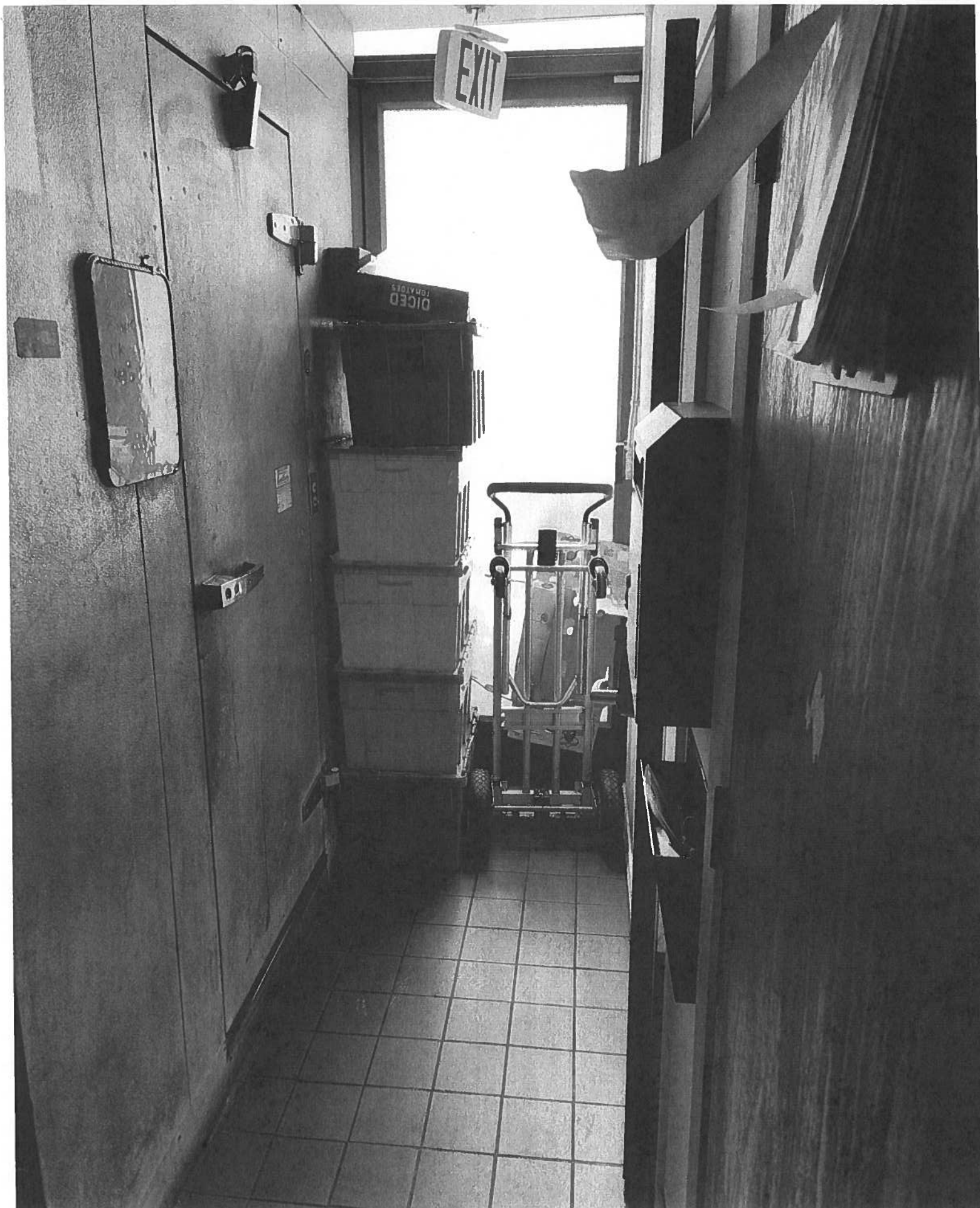


EXHIBIT C2

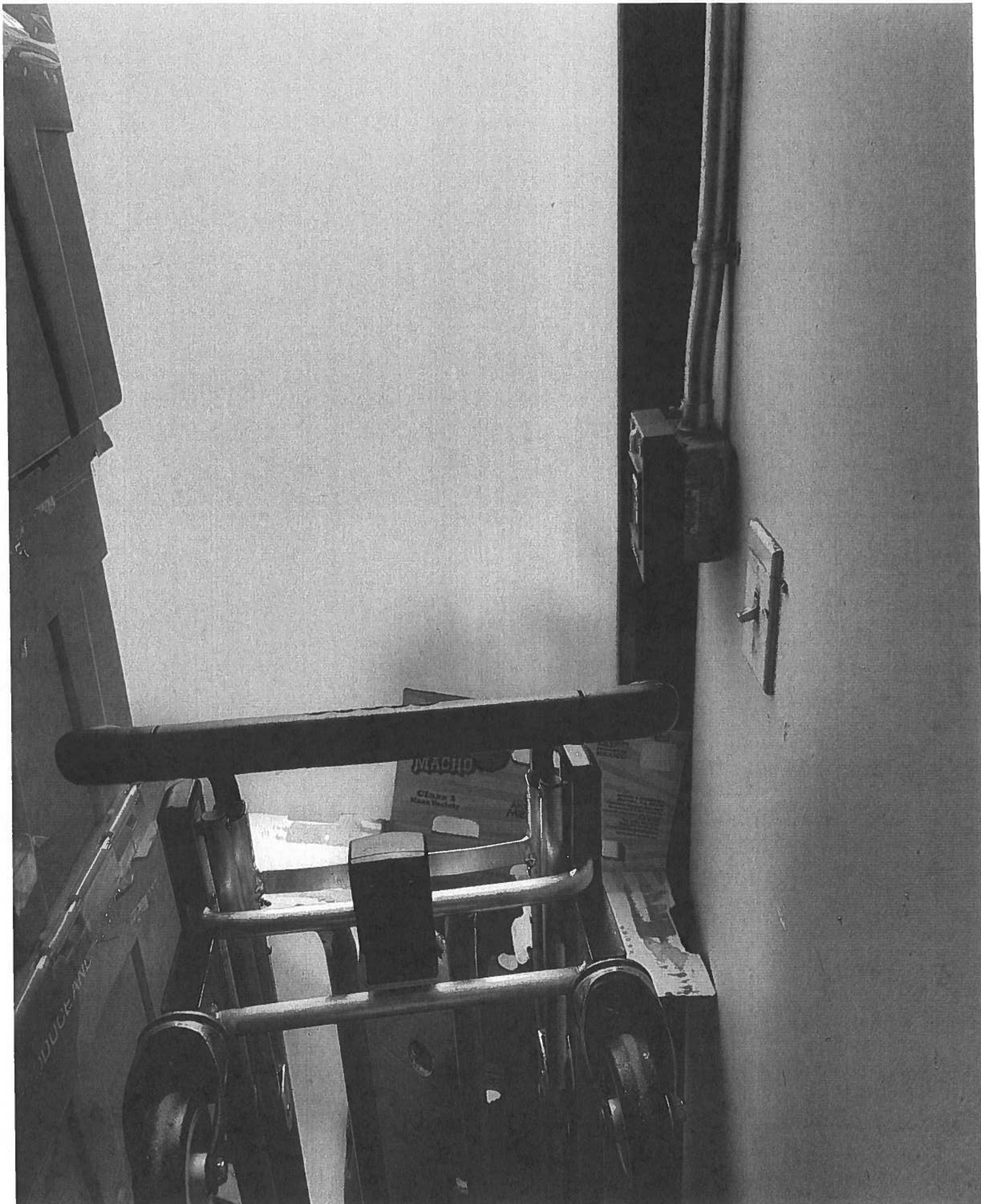


EXHIBIT C *20*



EXHIBIT C4

30% Justification

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C&C OF HONOLULU
2021 JUN 28 P 3:31

The Applicant, Cloroshko LLC, will operate a Mexican Restaurant similar to its other Honolulu licensed premises on King Street which has been in business for over two (2) years. Sales for the two years have been 80% to 20% food to liquor ratio.

The Applicant predicts this same ratio for this Application.

Respectfully Submitted,

Wayne Luke

Wayne Luke
Attorney for Applicant

6-28-2021

EXHIBIT D

HISTORY OF VIOLATIONS

No Date Range Specified

LICENSE: R1379
PACOS TACOS CANTINA
555 N KING ST, #108

<u>NOTICETYPE</u>	<u>NOTICE NUMBER</u>	<u>VIOLATION DATE</u>	<u>SECTION/RULE</u>	<u>CASE NUMBER</u>	<u>DISPOSITION</u>	<u>DUE DATE</u>	<u>AMOUNT FINED</u>
VIOLATION	28228	05/29/2021	3-82-38.3	2021-0221			
WARNING	28225	05/21/2021	281-38				*

Records printed: 2

Printed: 12/16/2021

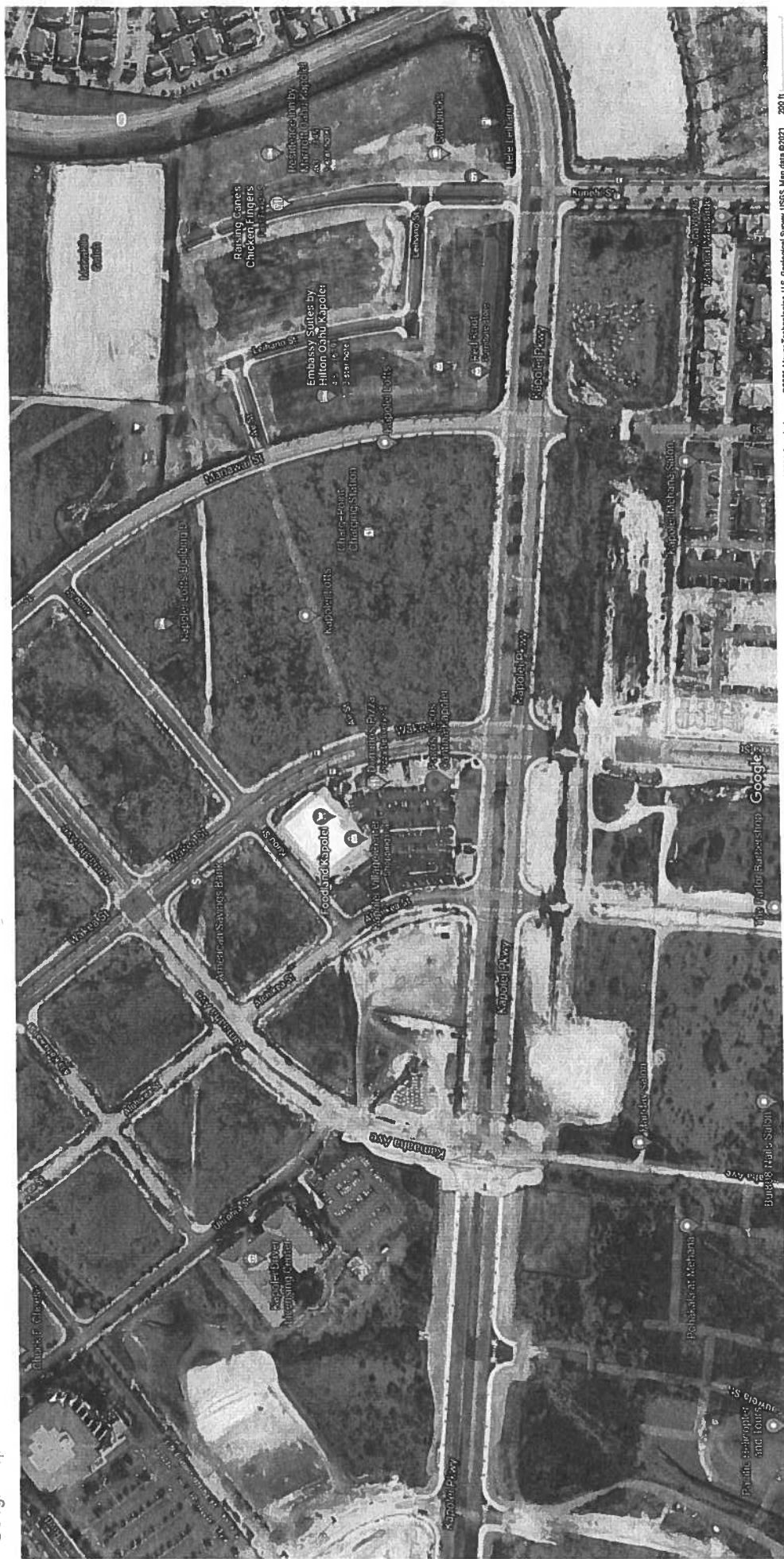
6:16PM

* - Denotes fine paid

CA: mm.mm - Denotes amount of fine collected by collection agency

Page: 1

EXHIBIT E



LICENSING INVESTIGATIVE REPORT

DATE: December 27 2021

SUBJECT: New Application No. 22-23877 from B KONCEPTS, LLC dba STUDIO B SOCIAL LOUNGE, Cabaret General Category 1-Standard license, at 1200 Ala Moana Boulevard, Space B002224, Honolulu (former location of Restaurants Unlimited, Inc. dba Ryan's Grill At Ward Centre (R0028-Expired))

COMPANY STRUCTURE:

B Koncepts, LLC: Organized under the laws of the State of Hawaii and registered on February 25, 2021 as a member-managed limited liability company. The sole member is:

	<u>Title</u>	<u>Interest</u>
KAWASAKI, June H.	Member	100%

See **Exhibit A** for biographical background information of the sole member; KAWASAKI, June. CJIS check for criminal conviction was negative.

The Notification of Authorized Agent form was received October 5, 2021, applicant appoints Keith Kiuchi as authorized agents.

FINGERPRINTING:

Completed July 20, 2021; negative record of criminal conviction.

FINANCIAL STATEMENT FOR B KONCEPTS, LLC DBA STUDIO B SOCIAL LOUNGE AS OF

Financial Statement of the applicant, dated June 30, 2021, was submitted to the Commission on the August 2, 2021, and certified by the applicant to be substantially correct.

COST AND FINANCING:

According to the applicant, approximately \$40,000.00 was spent on the build-out; no financing involved-self funded.

TRADE NAME:

The applicant has a valid State of Hawaii Department of Commerce and Consumer Affairs Certificate of Trade Name Registration, the trade name "STUDIO B SOCIAL LOUNGE" is registered to the applicant from March 7, 2021 to March 6, 2026.

DESCRIPTION OF THE PROPOSED LICENSED PREMISES:

Location: The proposed premises is located at 1200 Ala Moana Blvd., Space B002224, Honolulu, 2nd floor space located at the Ewa-Makai side of B wing of Victoria Ward Center.

Details of premises: The virtually rectangular shaped space occupies approximately 7,000 square feet of floor space; mezzanine on the ewa-mauka corner of the kitchen area; currently under construction.

- Premises is divided into five focal sections;
 1. Outdoor seating area at the kkhd side; 900 square feet
 2. Full-service bar at the kkhd side to accommodate the outdoor patrons, indoor seating & lounge areas; 2,210 square feet
 3. Kitchen & Separated restrooms directly Ewa upon entry; 1,685 square feet
 4. Raised stage at the makai-ewa corner; 345 square feet.

Remaining space is the audience area or the dance floor located makai-central of the named sections.

Parking is available within the complex parking structure; mauka from the proposed premises.

See **Exhibit B1 & B2**, photo & floor plan.

CHURCH, SCHOOL, OR PUBLIC PLAYGROUND WITHIN 500 FEET:

Ala Moana Regional Park
1201 Ala Moana Blvd., Honolulu
Approximately 170 feet makai from proposed premises.

SAME CLASS OF LICENSE WITHIN 500 FEET:

None

CURRENT NUMBER OF SAME CLASS ISSUED WITHIN THE CITY AND COUNTY OF HONOLULU:

As of December 27, 2021, there are 11 cabaret general standard issued within the City and County of Honolulu.

OTHER MATTERS PERTAINING TO THE APPLICATION WHICH MAY AFFECT ISSUANCE OF THE LICENSE:

Kind of business: The applicant proposed to operate a cabaret that will serve food, alcoholic and non-alcoholic beverages for on premises consumption; along with entertainment, dancing by patrons, and recorded music in accordance with Section 281-31 Licenses, Classes (a) (k). Burt Kawasaki will manage the business.

The restaurant will be open from 5:00 p.m. to 03:00 a.m. on Fridays, Saturdays & Sundays; 3-4 managers and 10-12 regular employees.

Lease: The Retail Space Lease was made on April 29, 2021, by and between VICTORIA WARD CENTER L.L.C., ("Landlord"), and B KONCEPTS, LLC ("Tenant").

Term: The term of the lease is for 5 years, commencing on (i) Nine Months after the Delivery Date, or (ii) the date Tenant opens for business in the Premises.

LIQUOR LICENSED INTEREST OF APPLICANT:

According to the LCIS, KAWASAKI, June was the sole member of KI VENTURE, LLC dba BONSAI RESTAURANT AND LOUNGE (R0875). from 09/22/2008 to 06/30/2015

KAWASAKI, June, sole member of KI VENTURES, LLC dba THE VILLA ULTRALOUGE (E1490), from 04/12/2011 to 06/30/2014.

KAWASAKI, June, co-member with 80% membership of KI VENTURES, LLC dba ARTISTRY EVENTS CENTER AND LOUNGE (E1579), from 08/02/2016 to 06/30/2017.

KAWASAKI, June, co-member with 80% membership of KI VENTURES, LLC dba ARTISTRY EVENTS CENTER AND LOUNGE (I0130) from 05/26/2017 to 06/30/2022.

**HISTORY OF VIOLATIONS OF OTHER LIQUOR LICENSE INTERESTS
DURING THE PERIOD OWNER OR OPERATED BY THE PRINCIPALS:**

According to the LCIS, **Bonsai Restaurant and Lounge (R0875)** was issued a warning over six (6) years ago for failure to submit its sales report before July 31, 2015. Also recorded its last monetary fine, (\$500) paid in full on 04/12/2013.

According to the LCIS, **Artistry Events Center And Lounge (I0130)** was last cited on 05/12/2018 for violating §3-82-47.1(a) (Music, Dancing, Entertainment), and §3-82-38.4 (Employee Records); a total of \$750.00 was paid in full.

See **Exhibit C1 & C2**, copies of LCIS.

ZONING CLEARANCE:

A valid zoning clearance must be received before a liquor license is issued.

HAWAII REVISED STATUTES SECTION 281-56(a) (9) STATEMENT:

As of December 27, 2021, there are no known potential adverse effects on the surrounding community specific to the premises. All potential adverse effects reported to staff before the Public Hearing will be forwarded to the Commission for its consideration.


NEIGHBORHOOD BOARD NOTIFICATION:

The applicant shall directly notify the chair of the neighborhood board in which the applicant's place of business is located, in writing and delivered by certified mail, return receipt requested. At a minimum, the notification shall include the date of public hearing.


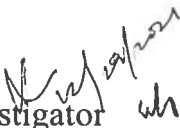
The return receipt from the certified mailing shall be submitted to the Liquor Commission before a liquor license is issued.

OPINION:

Statutory requirements has been met.


Homer Tamapua
Licensing Investigator

Reviewed by:


Daniel Sato
Supervising Investigator 

LIQUOR COMMISSION
CITY AND COUNTY OF HONOLULU
 711 KAPIOLANI BOULEVARD, SUITE 600, HONOLULU, HAWAII 96813-5249
 PHONE (808) 768-7300 • EMAIL HLIC@honolulu.gov
 INTERNET ADDRESS: www.honolulu.gov/liq

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 C&C OF HONOLULU

PERSONAL HISTORY AND AFFIDAVIT

2021 OCT -5 A 9:20

Rule 3-83-53.1

NAME KAWASAKI June Harumi Nishimura SOCIAL SECURITY NO. _____
 (Last, First Middle Maiden)

RESIDENTIAL ADDRESS _____ APT. NO. 7/2

CITY _____ STATE _____ ZIP CODE _____

BUS. PH (____) _____ MOBILE PH (____) _____ EMAIL _____

PLACE OF BIRTH _____ DATE OF BIRTH _____ AGE _____ MARITAL STATUS _____
 (City, State) (MM/DD/YYYY)

NO. OF YEARS COMPLETED IN HIGH SCHOOL 3 yrs YEAR COMPLETED 1963

NAME OF HIGH SCHOOL Roosevelt High Honolulu, HAWAII
 (include City and State)

NO. OF YEARS COMPLETED IN COLLEGE 6 yrs YEAR COMPLETED 1969

NAME OF COLLEGE University of HAWAII in Honolulu, HAWAII with BEd and MEd
 (include City and State)

OTHER EDUCATION / YEAR(S) ATTENDED additional college credits/training applicable to positions listed below

CITIZENSHIP* _____ DATE ARRIVED IN HAWAII (if applicable) _____
 *If not a U.S. citizen, indicate type of Visa, or Resident Alien Card No., or Immigration Department No.

EMPLOYMENT RECORD (from the time school was completed to present; also indicate any periods of unemployment)

FROM MONTH/YEAR	TO MONTH/YEAR	POSITION	EMPLOYER	LOCATION
9/69		Secondary Teacher w/ DOE	HAWAII	Honolulu, HI
		" Counselor	"	"
	11/2014	Secondary Student Services Coordinator	"	"
2007		worked w/ family to organize	KI Ventures LLC	Hon, HI
2008 -	5/2015	worked w/ family: back-office	BONSAI	Hon, HI
12/2010 -	9/2013	"	"	VILLA Hon, HI
10/2013 -	8/2017	Member,	KI Ventures, LLC	Honolulu, HI
9/2017 -	Present	Member,	KI Ventures, LLC	Honolulu, HI

(If additional space is needed, please attach a separate sheet)

EXHIBIT A

NOTARY INITIAL: _____

List your experience in the liquor industry: back OFFICE staff since 2007

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C&C OF HONOLULU

Will you devote time to manage the subject business? ☒ YES ☐ NO

If answer is "YES", will it be ☐ FULL TIME, or ☒ PART-TIME? whatever I am able to do

2021 OCT -5 A 9:20

I, JUNE H. KAWASAKI

(Print Applicant's Full Name)

, of

(Residential Address, City, State, Zip Code)

being first duly sworn, deposes, and says, that the above information is true and correct and that I
(☐ have or ☒ have not) been convicted of any felony charge.

Signature



FOR NOTARY USE ONLY

STATE OF HAWAII
City and County of Honolulu

SS.

On this 21st day of JULY, in the year of 2021, personally appeared

JUNE HAWAII KAWASAKI

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the foregoing instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the aforementioned instrument the person, or the entity upon behalf of which the person(s) acted, executed the aforementioned instrument in free act and deed.

Signature of all person(s) before Notary

Subscribed and sworn to before me this:

21st day of JULY

2021

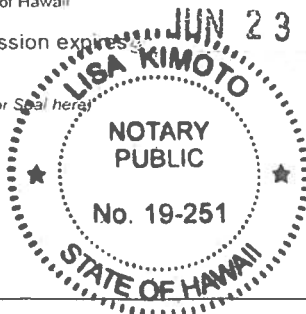
Lisa Kimoto

Print Name
Notary Public, State of Hawaii

My commission expires

JUN 23 2023

(Place Notary Stamp or Seal here)



NOTARY CERTIFICATION

Date of Doc: 7-21-2021

of Pages: 2

Notary Name: Lisa Kimoto

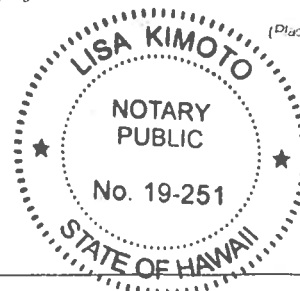
mk Circuit

Doc. Description: PERSONAL HISTORY AND AFFIDAVIT

Notary Signature

7.21.2021
Date

(Place Notary Stamp or Seal here)



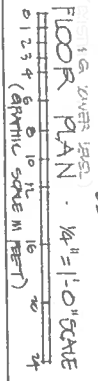
RECEIVED
LIQUOR COMMISSION
C&C OF HONOLULU

2021 OCT -5 A 9:22

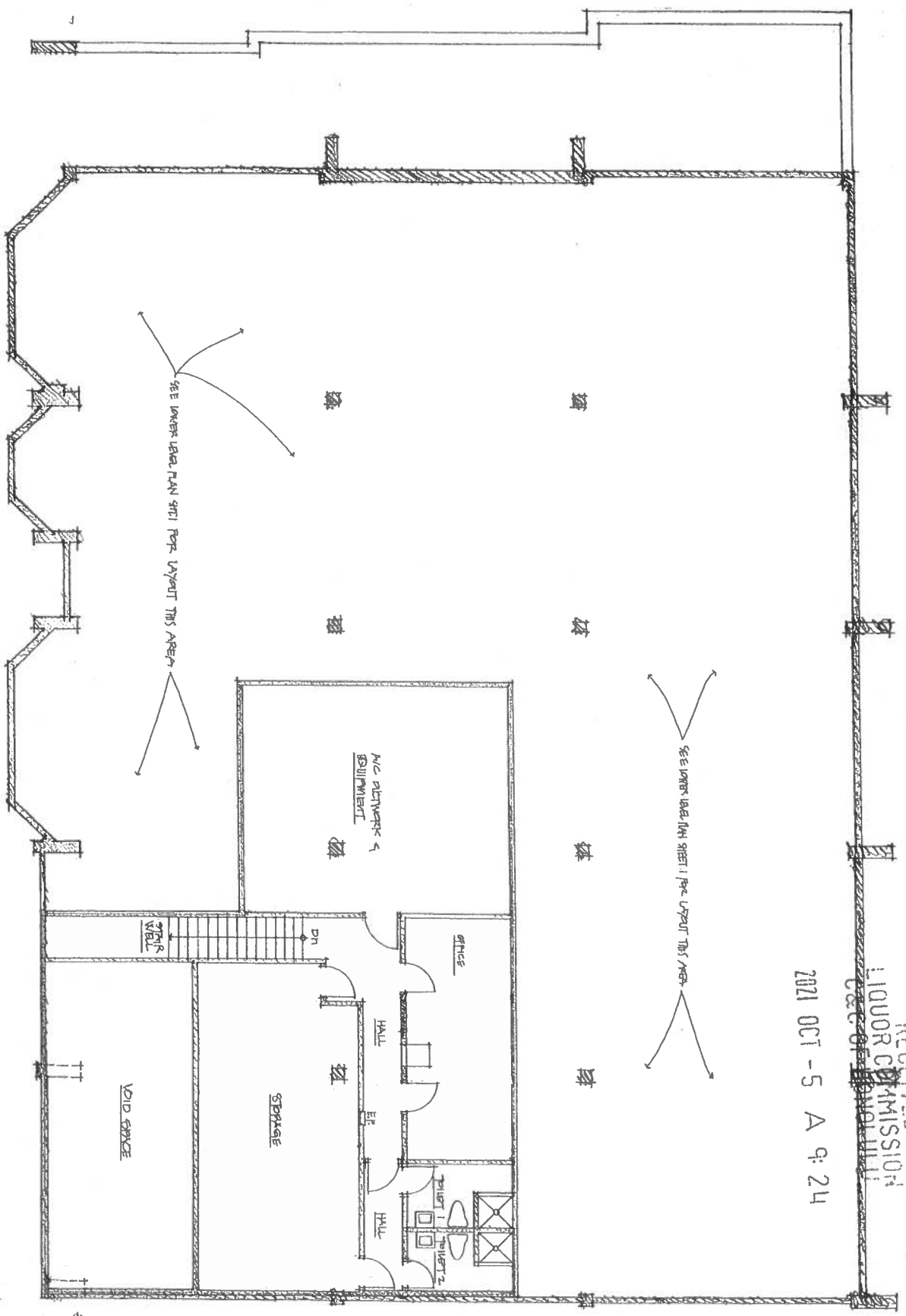


EXHIBIT B1

2021 OCT-5 A 9-0-



Studio B Social Lounge, Intr. Attractions
 Ward Centre 2nd Flr. 1000 Ala Moana Blvd
 Honolulu Hawaii 96814 Tel: 2-3-005-006
 Plans by: **ALL KINDS DRAFTING SERVICES**
 2151 Wilder Ave.
 Honolulu, HI 96822
 (808) 352-7239
 skellyadeline@gmail.com



EXISTING UPPER LEVEL FLOOR PLAN. 1/4" = 1'-0" SCALE

EXHIBIT B2

HISTORY OF VIOLATIONS

Violation Date: 12/22/2008 to: 12/22/2021

LICENSE: R0875

BONSAI RESTAURANT AND LOUNGE
500 ALA MOANA BLVD, SUITE 6-F

<u>NOTICETYPE</u>	<u>NOTICE NUMBER</u>	<u>VIOLATION DATE</u>	<u>SECTION/RULE</u>	<u>CASE NUMBER</u>	<u>DISPOSITION</u>	<u>DUE DATE</u>	<u>AMOUNT FINED</u>
VIOLATION	01615	08/01/2015	3-81-17.54(c)	2015-0191	REPRIMANDED		*
VIOLATION	22870	08/09/2012	3-81-17.54(d)	2012-0345	FINED	04/12/2013	500.00 *
WARNING	22869	10/12/2011	3-81-17.54				*
VIOLATION	01143	09/01/2011	3-81-17.54(c)	2011-0392	FINED	03/11/2012	200.00 *

Records printed: 4

EXHIBIT C1

Printed: 12/22/2021

2:48PM

* - Denotes fine paid

C.A. mn.mn - Denotes amount of fine collected by collection agency

Page: 1

HISTORY OF VIOLATIONS

Violation Date: 12/22/2017 to: 12/22/2021

LICENSE: 10130

ARTISTRY EVENTS CENTER AND LOUNGE
461 COOKE ST

<u>NOTICETYPE</u>	<u>NOTICE NUMBER</u>	<u>VIOLATION DATE</u>	<u>SECTION/RULE</u>	<u>CASE NUMBER</u>	<u>DISPOSITION</u>	<u>DUE DATE</u>	<u>AMOUNT FINED</u>
VIOLATION	25843	05/12/2018	3-82-47.1(a)	2018-0210	FINED	03/20/2019	500.00 *
VIOLATION	25844	05/12/2018	3-82-38.4(a)	2018-0210	FINED	03/20/2019	250.00 *
WARNING	25845	05/12/2018	3-82-38.4(b)				*
WARNING	25846	05/12/2018	3-82-38.5(a)				*

Records printed: 4

EXHIBIT C2

Printed: 12/22/2021

2:50PM

* - Denotes fine paid

CA: mn.mn - Denotes amount of fine collected by collection agency

Page: 1